

Retail Spaces for Lease

Kent Plaza

2719 S 6th Street, Springfield, IL



Available Approx SF:

Unit 2737	+/- 1,200 SF	\$12.00/SF + NNN (+/- \$3.00/SF)
Unit 2745	+/- 1,600 SF	\$11.00/SF + NNN (+/- \$3.00/SF)
Unit 2759	+/- 2,200 SF	\$11.00/SF + NNN (+/- \$3.00/SF)
Unit 2763	+/- 1,100 SF	\$14.05/SF + NNN (+/- \$3.00/SF)
Units 2767-2769	+/- 4,080 SF	\$12.00/SF + NNN (+/- \$3.00/SF)

Zoning: B-1
(City of Springfield)

ADT: 26,700 (6th St.)

Kent Plaza has long been recognized as a commercial hub in the central-south portion of Springfield, IL. Your business can take advantage of this excellent location, with various layouts available. The site is well positioned between the north-south Business 55/S 6th Street corridor and Stanford Ave, providing east-west access. 26,700 vehicles per day pass the site on 6th St., which has a stoplight and rear access to 4th street for easy access. The plaza offers a well balanced mix of retail, restaurant, financial and service businesses. 6th Street also goes directly into downtown Springfield's central business district and tourism sites.

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Contact: Todd P Smith
Phone: 217.441.8000
Email: todd@tpsmithre.com
Website: www.TPSmithRE.com



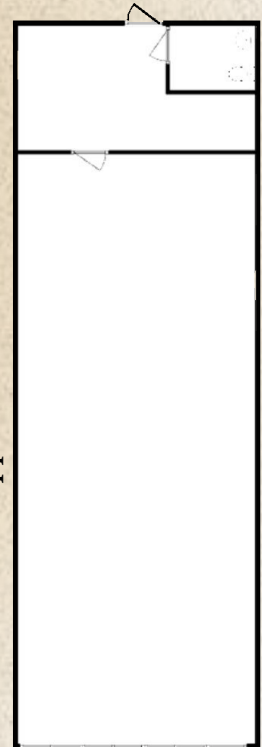
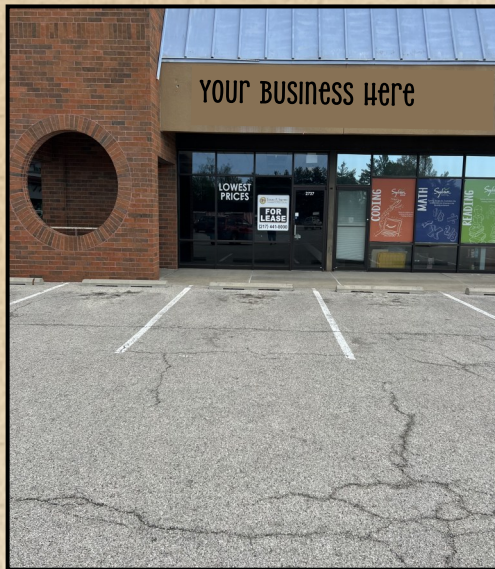
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COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Kent Plaza

2719 S 6th Street, Springfield, IL



Approx. 60'

Approx. 20'

<u>Available Space</u>	<u>Leasable SF</u>	<u>Rental Rate</u>
2737 S 6th St.	+/- 1,200 SF	\$12.00/SF + NNN

Unit 2737

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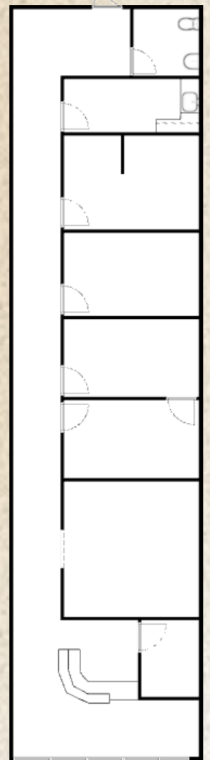
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Approx. 80'

Approx. 20'

<u>Available Space</u>	<u>Leasable SF</u>	<u>Rental Rate</u>
2745 S 6th St.	+/- 1,600 SF	\$11.00/SF + NNN

Unit 2745

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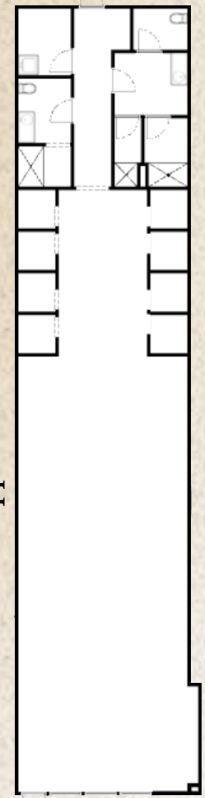
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2719 S 6th Street, Springfield, IL



Approx. 100'

Approx. 22'

Available Space	Leasable SF	Rental Rate
2759 S 6th St.	+/- 2,200 SF	\$11.00/SF + NNN

Unit 2759

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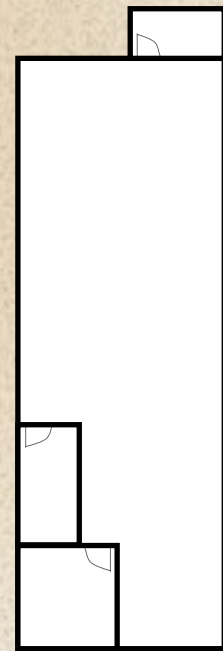
Retail Spaces for Lease

Kent Plaza

2719 S 6th Street, Springfield, IL



Unit 2763



Approx. 44'

Approx. 22'

Floorplan not to scale

Available Space	Leasable SF	Rental Rate
2763 S 6th St.	+/- 1,068 SF	\$14.05/SF + NNN

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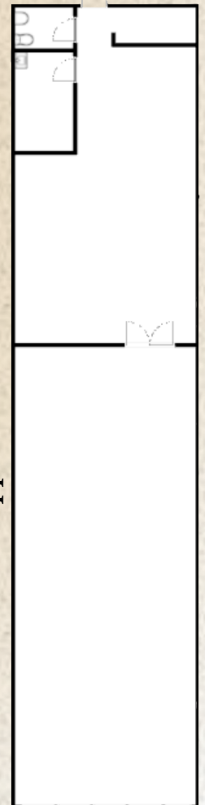
2719 S 6th Street, Springfield, IL



Unit 2767

Can be combined
with Unit 2769

Approx. 100'



Approx. 22'

Available Space

2767 S 6th St.

Leasable SF

+/- 2,200 SF

Rental Rate

\$12.00/SF + NNN

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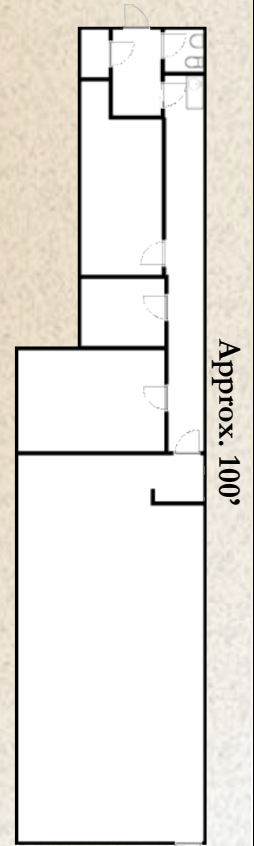
Kent Plaza

2719 S 6th Street, Springfield, IL



Unit 2769

Can be combined
with Unit 2767



Available Space

2769 S 6th St.

Leasable SF

+/- 1,880 SF

Rental Rate

\$12.00/SF + NNN

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Approx. 22'

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