

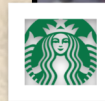
# Highly Visible Commercial Development Site South Dirksen Pkwy, Springfield, IL



## FOR SALE

**Property Type:** Development Site, Land  
**Zoning:** B-1 (City of Springfield)  
**Lot Size:** +/- 1 Acre Each

Address	APN	Asking Price
3112 S Dirksen Pkwy	22-12.0-326-016	\$480,000
3124 S Dirksen Pkwy	22-12.0-326-018	\$480,000



Excellent building opportunity with visibility to both Dirksen Pkwy and I-55. Located near the I-55 and Stevenson Drive interchange (Exit 94) and between the Hilton Garden Inn, McAlister's Deli and Starbucks. Perfect location and visibility for restaurants, retail stores, or hospitality. Two parcels available for sale, priced individually.

- **Location and visibility**
- **54,700 ADT on I-55**

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**Co-Brokerage:**



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