

RETAIL PROPERTY FOR LEASE



1155 N. 9TH
SPRINGFIELD, IL 62702

for more information

MIMI HURWITZ
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OFFERING SUMMARY

Available SF: 0 SF

Lease Rate: \$12.00 SF/yr (MG)

Lot Size: 1.64 Acres

Building Size: 14,820 SF

PROPERTY OVERVIEW

- Well located at the busy signalized intersection at 9th Street and North Grand.
- Traffic counts are good at the subject property with 20,900 cars per day N/S and 18,800 E/W.
- Visibility and signage are both excellent on the site.
- There is adequate parking on site for many different retail uses.
- Drive Thru

LOCATION OVERVIEW

Unique opportunity to sub- lease a building with superior quality and access. Centrally located and adjacent to the vibrant medical district in Springfield, IL

for more information

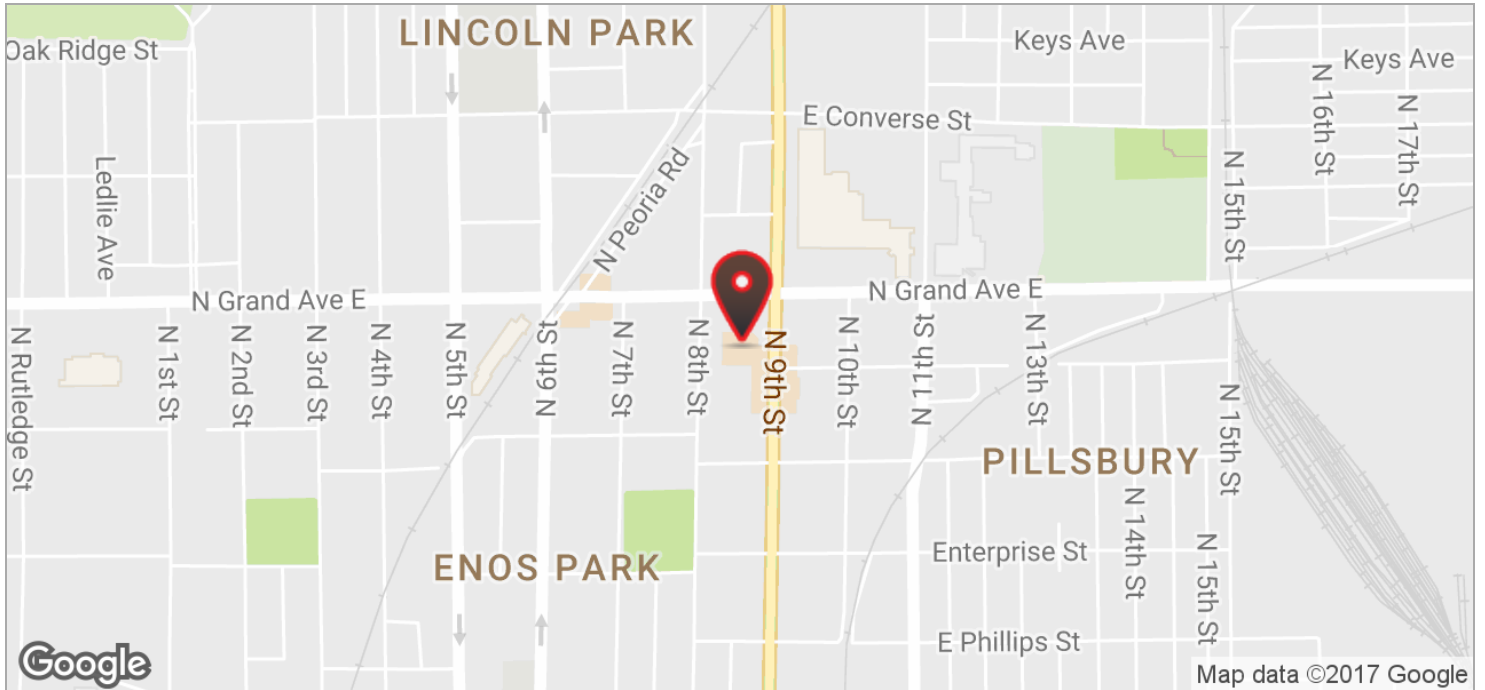
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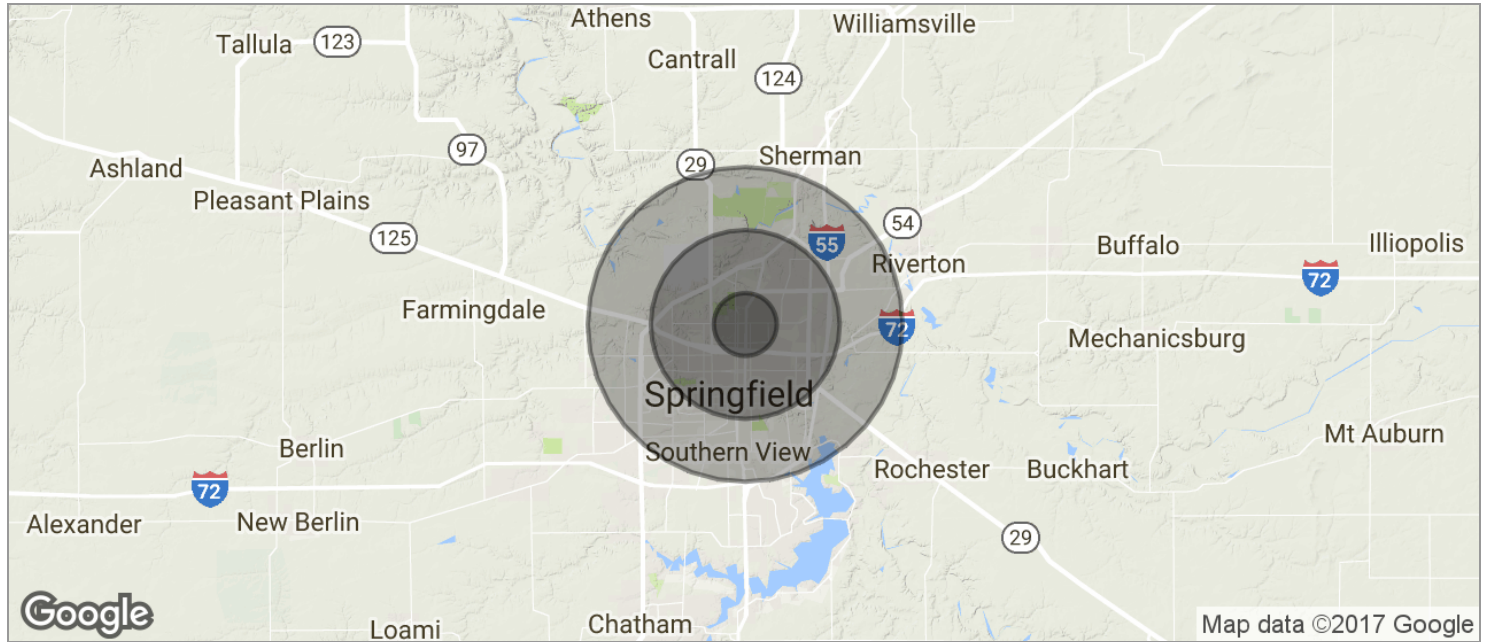
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,062	69,313	129,937
MEDIAN AGE	34.5	35.8	37.7
MEDIAN AGE (MALE)	32.8	34.3	35.6
MEDIAN AGE (FEMALE)	37.9	37.7	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,179	30,441	57,779
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$39,883	\$45,592	\$53,080
AVERAGE HOUSE VALUE	\$71,436	\$89,289	\$122,167

* Demographic data derived from 2010 US Census

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