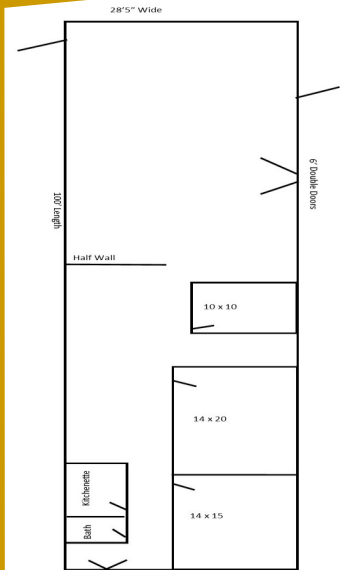


# PRIME RETAIL SPACE FOR LEASE

## 2719 W Monroe Street - Springfield, Illinois



**Lease Price:** \$13/SF/YR/Modified Gross Lease

**Total Building:** +/- 25,200

**Zoning:** S-2 (City of Springfield)

**Available SQ FT:** +/- 2,850

- Highly visible flexible retail/office space near Veterans Parkway
- Space is being freshly painted - inside and out
- 21,500 ADT on Monroe Street and 31,900 ADT on Veterans Parkway, South of Monroe
- Free standing pole sign available for use by tenant
- Space is approximately 28.5' wide by 100' deep, floorplan shown
- Front, side, and rear entry
- Existing greenhouse is attached to the west side with direct access via double doors
- Ample parking in both the front and back of Carriage House Plaza
- Space is mostly open concept with 3 offices and a kitchenette

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