

# VACANT LOT

# FOR SALE



DEVONSHIRE REALTY

3085 NORMANDY, SPRINGFIELD, IL 62703



## PROPERTY OVERVIEW

Roughly 1 acre lot located just off Stevenson Dr. Situated on a corner lot across the street from the Secret Recipes Catering business. Lake Victoria PUD Zoning allows for "food world" uses, including restaurants. Located in Springfield/Sangamon County Enterprise Zone.

## DETAILS

**SF:** 42,689; .98 acres  
**ASKING PRICE:** \$50,000  
**TRAFFIC COUNTS:** 14,000 VPD (Stevenson Dr.)  
**TAXES:** \$1,616  
**ZONING:** PUD

**AREA DESCRIPTION:** Multiple retail establishments in the area. Also near several residential neighborhoods. Easy access to I-55/I-72.

	1 Mile	3 Mile	5 Mile
<b>Total Pop.</b>	7,011	44,569	111,346
<b># of HH</b>	2,991	18,474	48,714
<b>Avg HH Income</b>	\$50,404	\$56,735	\$64,814

### FOR MORE DETAILS CONTACT:

**Blake Pryor | bpryor@cbcdr.com**  
Coldwell Banker Commercial Devonshire Realty

**Cell** 217-725-9518  
**Fax** 217-726-3181

427 E. Monroe, Suite 400  
Springfield, IL 62701