



# RETAIL SPACE

# FOR LEASE



DEVONSHIRE REALTY

416 & 420 E Monroe, Springfield, IL 62701



## PROPERTY OVERVIEW

This excellent retail property is located in a prime downtown location on the corner of 5th St. and Monroe. This location is next to a successful operating business with a steady and solid customer base. 416 E. Monroe offers 1,000 SF and consists of an open retail layout, a kitchen and wash area, and a room that was used as a freezer/cooler but could also be storage. 420 E Monroe offers 1,200 SF and also has an open retail layout, ready for your build out.

## DETAILS

<b>AVAILABLE SF:</b>	416: 1,000 sqft 420: 1,200 sqft
<b>BASE LEASE RATE:</b>	\$11-\$12 / SF
<b>LEASE TYPE:</b>	Modified Gross
<b>ZONING:</b>	S-3
<b>TRAFFIC COUNTS:</b>	5 <sup>th</sup> St. – 10,000 VPD Monroe – 4,500 VPD

**AREA DESCRIPTION:** These spaces are located in downtown Springfield, across from the post office and surrounded by office buildings and restaurants. Near the busy intersection of 5th and Monroe, the area consists of a large amount of both vehicular and pedestrian traffic; 5th street boasts 10,000 vehicles per day and Monroe 4,500 vehicles per day. The property is surrounded by national retail brands, such as Jimmy John's and Cold Stone Creamery, and local retailers, like Gallina Pizza.

### FOR MORE DETAILS CONTACT:

**BLAKE PRYOR** | [bprior@cbcdr.com](mailto:bprior@cbcdr.com)

**Direct** 217-726-3272

**Office** 217-547-6650

427 E. Monroe, Suite 400  
Springfield, IL 62701

[www.CBCDR.com](http://www.CBCDR.com)

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416-420 E Monroe

1 Mile

3 Mile

5 Mile

Population	12,190	80,963	123,900
Median Age	34.45	36.51	38.77
Per Capita Income	\$20,599	\$24,940	\$28,566
Median Household Income	\$26,181	\$39,584	\$47,043
Employed	89.56%	91.38%	92.91%

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