RETAIL
OFFICE

3351 S. 6th Street Rd Frontage E, Springfield, IL 62703

FOR LEASE

$12.00 / SF NNN

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

PROPERTY OVERVIEW

Subject property has undergone major renovation, which was recently completed. The property now features all new façade and windows. Layout is open and accessible for retail visibility and the property offers plenty of on-site parking. Listing agent has financial interest in property. NNN estimate = $3.00 / SF

Suite 1 (South Building) – 1,740 SF – $12.00 / SF NNN
Suite 3 (South Building) – 1,500 SF – $12.00 / SF NNN
Suite 4 (North Building) – 1,965 SF – $12.00 / SF NNN
Suite 9 (South Building) – 1,070 SF – $12.00 / SF NNN

DETAILS

BUILDING SIZE:	13,430 SF
AVAILABLE SPACE:	6,275 SF
ZONING:	C-1 (Southern View)
PRICE:	$12.00 / SF NNN

Area Description: Subject property is located in a prime location on S. Sixth St, just North of recent Walmart development. Property is located between I-55 and Stevenson Dr., on the East side of the street. Location is surrounded by well-known retail brands, such as: Arby's, McDonald's, KFC, Starbucks, Jimmy John's, and AT&T.

Traffic Counts:
I-55 / S. 6th Street - 28,700 VPD

Blake Pryor | bpryor@cbcdr.com DIRECT: (217) 726-3272 OFFICE: (217) 547-6650

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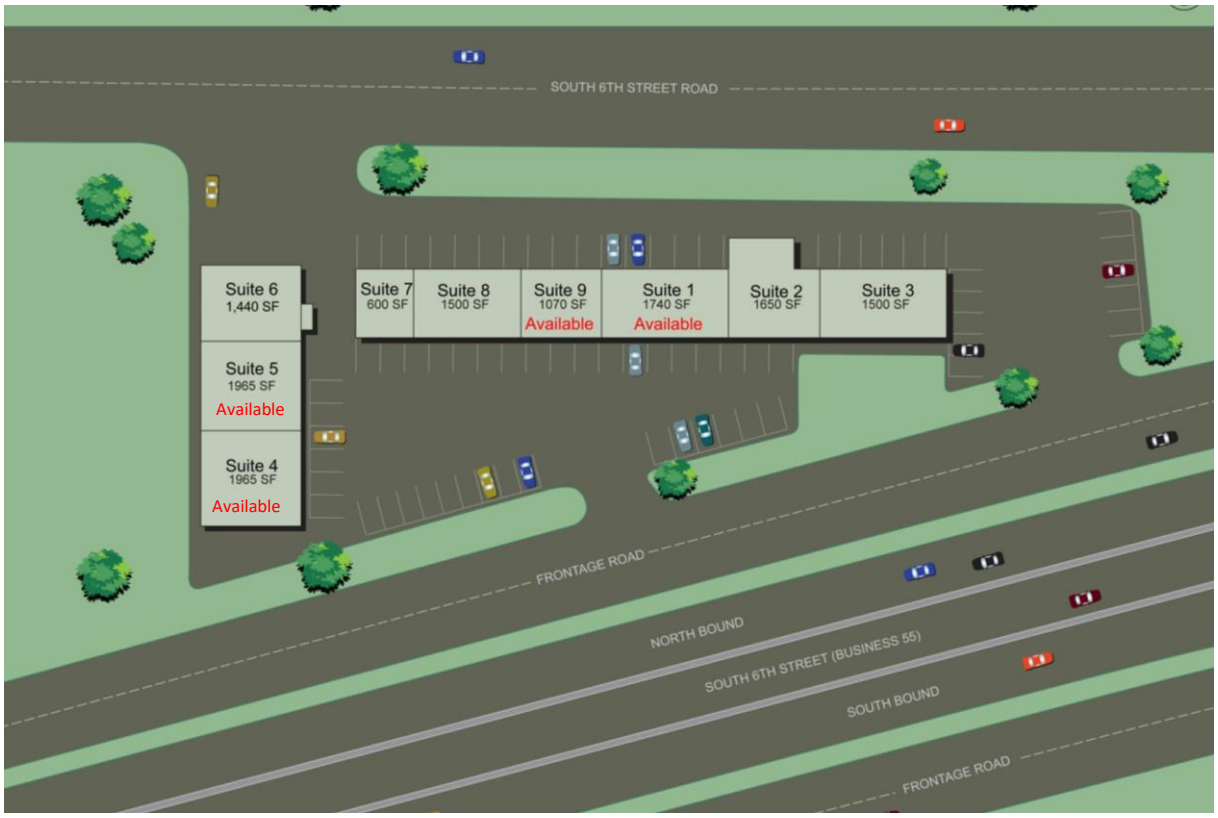

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