

FOR SALE

1.44 Acres Commercial Land

S. Veterans Pkwy & W. Iles Ave, Springfield IL 62704

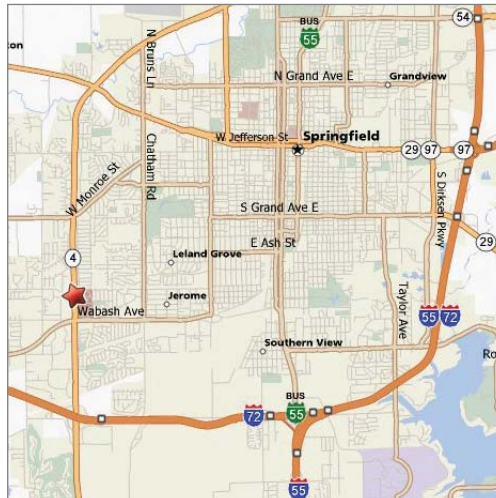


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	8,143	55,768	102,894
Households	3,638	25,278	45,161
Avg HH Inc.	\$80,518	67,192	56,256

Traffic Counts

- 20,900 VPD on Iles Avenue
- 29,200 VPD on Veterans Pkwy



Property Highlights

- 1.44 acre lot across from White Oaks Mall
- Located at lighted intersection
- Great visibility to Veterans Pkwy with high traffic counts and demographics
- Adjoins future Commerce Bank

Sale Price

\$1,300,000



Commercial Real Estate Services, Worldwide.

Contact

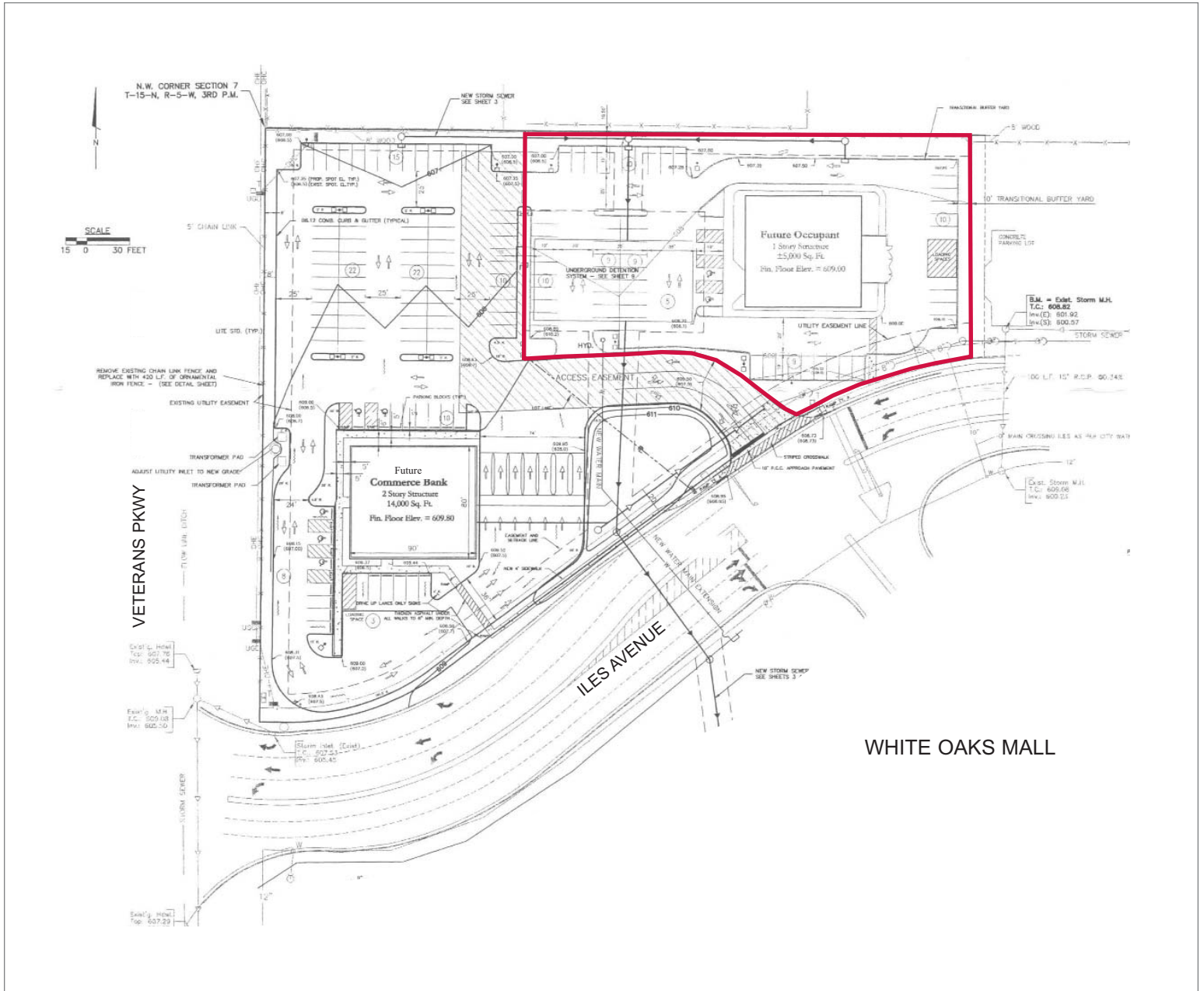
Peter Sheahan
314 994 4081
psheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
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SITE PLAN

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