



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

VACANT LOTS FOR SALE

Sale Price: \$150,000.00



FOR SALE

2334 S. Grand Ave East

Springfield, IL 62703

1.18 AC

SALE

LAND

SALE PRICE

\$150,000.00

LOT SIZE - AC

1.18 AC

TAX PINS

22-02.0-127-017, 016, 015,
014, 013, 012 011, 010

TAX COUNTY

Sangamon

LOT SIZE - SF

51,576 SF

PROPERTY TYPE

Land

ZONING

R-2

R.E.

\$1,459.04

PROPERTY DESCRIPTION

1.2 acres available for development. High visibility with 12,200 vehicles passing per day. Zoned R-2 in an area with several neighbors with commercial zoning classifications. 8 parcels totaling 381 feet of South Grand frontage. Multiple existing entrances.

AREA DESCRIPTION

Located 2 blocks or less from Advance Auto Parts, Dollar General, O'Reilly Auto Parts and Popeye's. Minutes from I-55/I-72.

Traffic Counts

S. Grand Avenue E. = 12,200 AADT

S. Pope Avenue = 2,600 AADT



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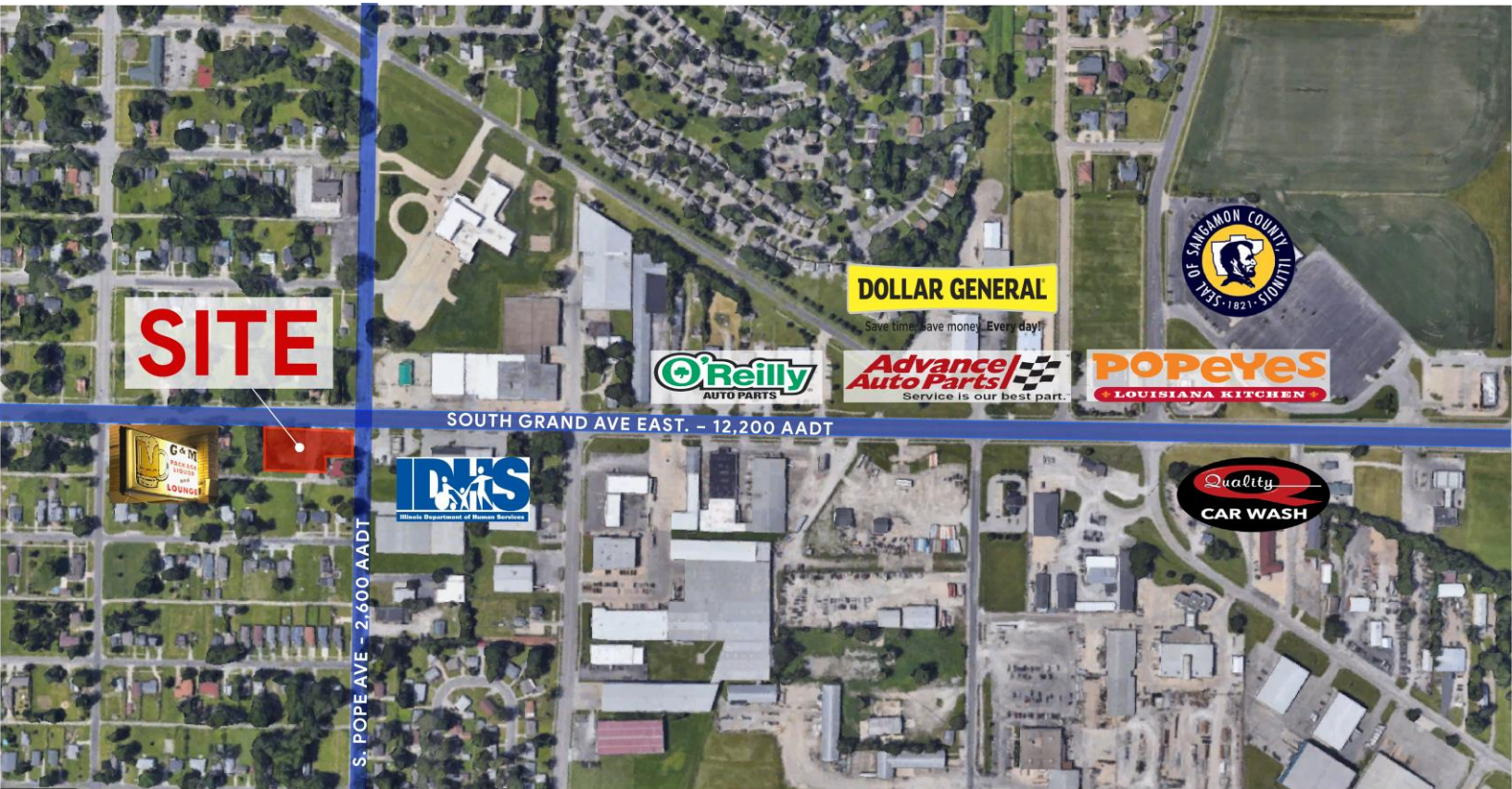
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AERIAL



Demographics	1 Mile	3 Mile	5 Mile
Population	8,885	66,430	115,768
# of Households	3,212	28,726	50,710
Average Age	35.8	39.0	40.4
Average HH Income	\$39,795	\$59,049	\$70,920



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