

Walmart Shadow For Lease Or Sale

PARKWAY POINTE DEVELOPMENT OPPORTUNITY

3325-3329 South Veterans Parkway, Springfield, IL 62704



PROPERTY HIGHLIGHTS

- 2.5+/- acres of land for development, build-to-suit, or lease opportunity
- Walmart-Anchored Outlot
- Located in a prime retail corridor in Springfield, IL

S. Veterans Pkwy – 30,750 VPD

For More Information:

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MAC O'KEEFE

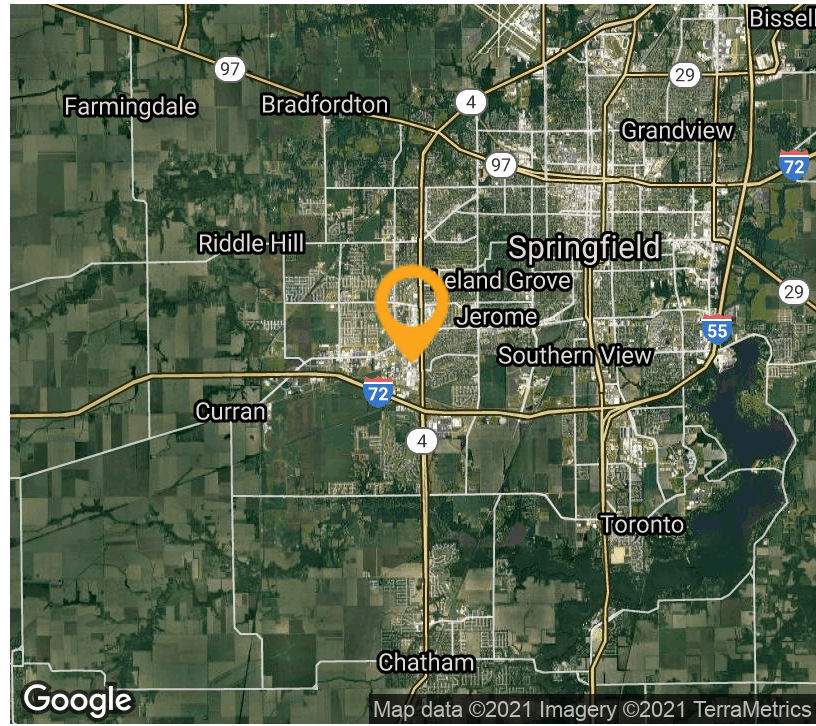
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MRP
CAPITAL GROUP

Springfield, IL Shopping Center

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$300,000

Lease Rate: Negotiable

Lot Size: 2.5 Acres

LOCATION OVERVIEW

Springfield is the capital of the U.S. state of Illinois and the county seat and largest city of Sangamon County. Located within the central section of Illinois, Springfield is 80 miles (130 km) northeast of St. Louis. The Champaign/Urbana area is to the east, Peoria is to the north, and Bloomington–Normal is to the northeast. Decatur is 40 miles (64 km) due east.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,547	42,946	81,014
Total Population	38,416	93,406	187,170
Average HH Income	\$79,950	\$70,079	\$63,106

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RETAILER MAP



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