

# FOR SALE

## VACANT LOT



1419 S. 7th St.

## Vacant Lot For Sale

### Property Information

| LOT SIZE  | LOT DIMENSIONS | PRICE    | ZONING | TRAFFIC COUNTS                            |
|-----------|----------------|----------|--------|---|
| 12,220 SF | 152.75' X 80'  | \$90,000 | B-1    | South Grand: 15,000<br>S. 6th St.: 14,000 |

#### Features

Subject property consists of a 12,220 SF lot located on 7<sup>th</sup> St. behind the MotoMart on South Grand. Lot can be combined with the land to the west which used to be a Pizza Hut. Total size would be 36,660 SF. High traffic area among retailers, professional offices and residential neighborhoods. Many possibilities.

#### Area

This site is just south of the intersection of South Grand Ave. and S. 7th St. High traffic counts on South Grand and S. 6th St. Property is just south of downtown Springfield, just over 3 miles to I-55 S and approx. 2.5 miles to I-72 E.

| Demographics                | 1-mi.    | 3-mi.    | 5-mi.    |
|-----------------------------|----------|----------|----------|
| Total Population            | 13,776   | 82,670   | 124,284  |
| Median Age, Total           | 33.02    | 36.1     | 38.59    |
| Avg (Mean) Household Income | \$48,697 | \$56,147 | \$67,471 |

**Curtis Tillett**  
**217-726-3298**  
[curtis@curtistillett.com](mailto:curtis@curtistillett.com)

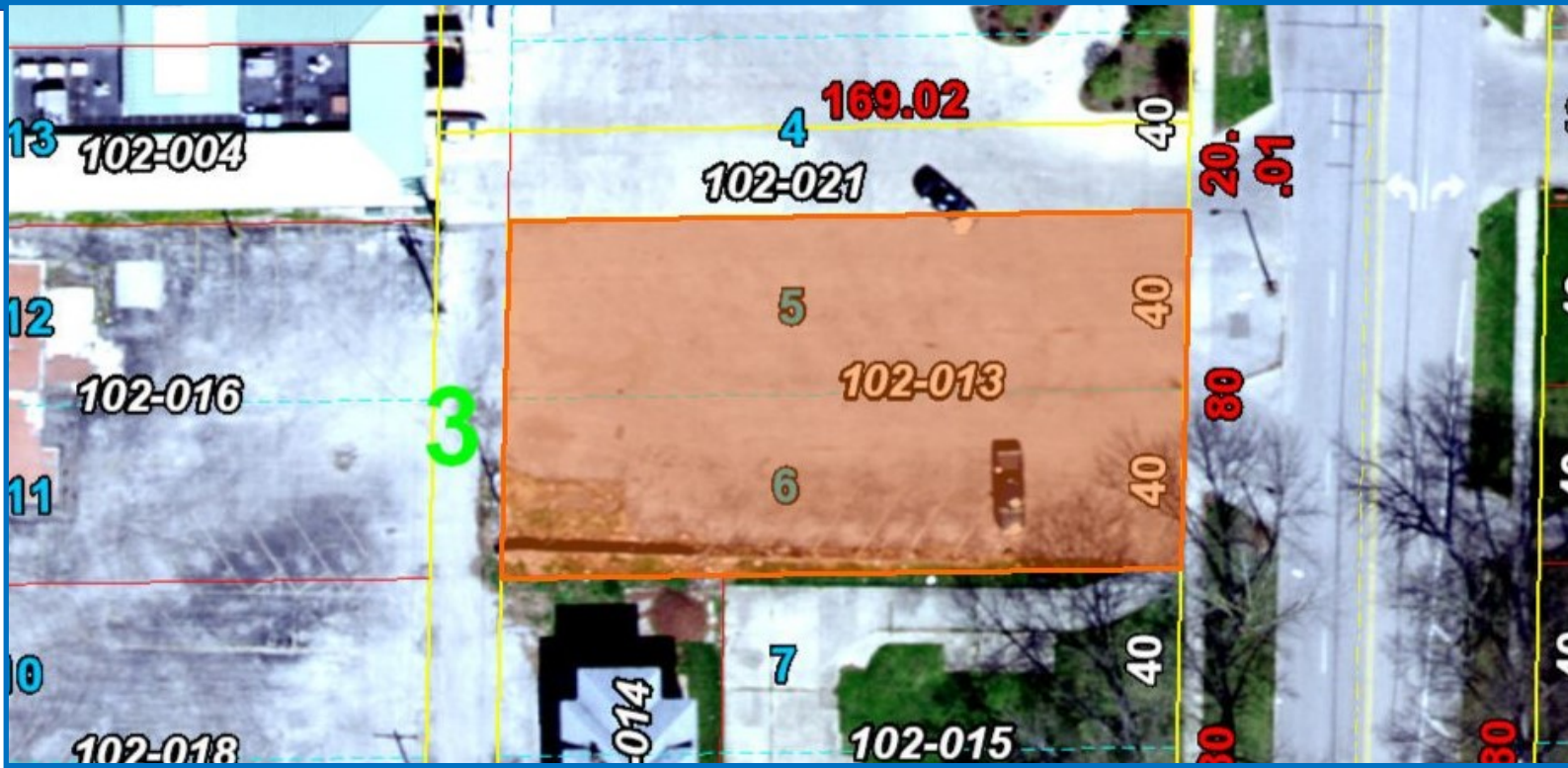
[CURTISTILLETT.COM](http://CURTISTILLETT.COM)

THE REAL ESTATE GROUP  
427 E. MONROE, SUITE 400  
SPRINGFIELD, IL 62701

217-787-7000

# FOR SALE

## VACANT LOT



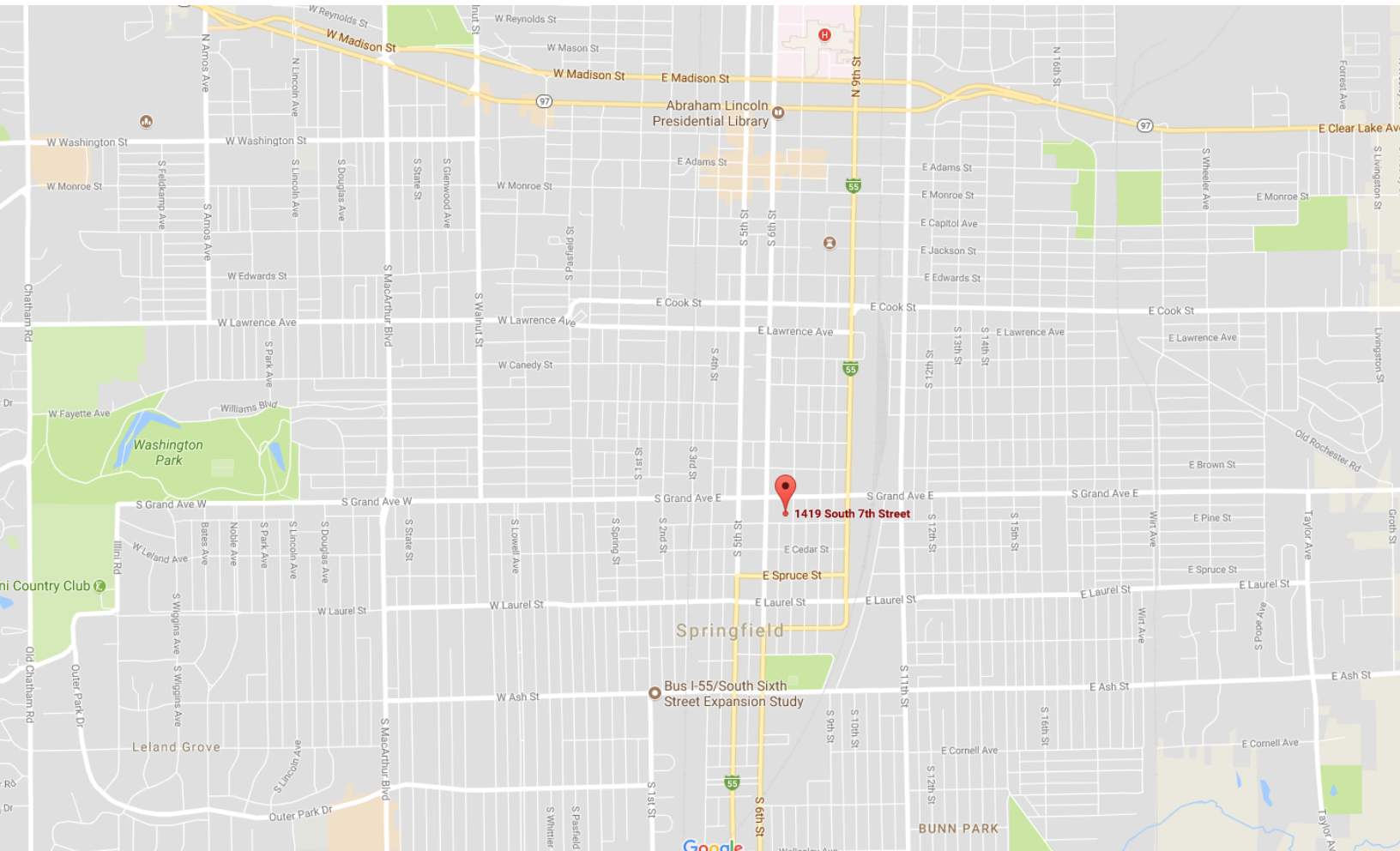
[CURTISTILLETT.COM](http://CURTISTILLETT.COM)

THE REAL ESTATE GROUP  
427 E. MONROE, SUITE 400  
SPRINGFIELD, IL 62701

217-787-7000

# FOR SALE

## VACANT LOT



### FOR MORE DETAILS CONTACT:

Curtis Tillett | 217-726-3298 | [curtis@curtistillett.com](mailto:curtis@curtistillett.com)

[CURTISTILLETT.COM](http://CURTISTILLETT.COM)

THE REAL ESTATE GROUP  
427 E. MONROE, SUITE 400  
SPRINGFIELD, IL 62701

217-787-7000