



RETAIL SPACE

FOR LEASE



DEVONSHIRE REALTY

416-418 & 420 E Monroe, Springfield, IL 62701



PROPERTY OVERVIEW

This excellent retail property is located in a prime downtown location on the corner of 5th St. and Monroe. This location is next to a successful operating business with a steady and solid customer base. 416 E. Monroe offers 1,000 SF and consists of an open retail layout, a kitchen and wash area, and a room that was used as a freezer/cooler but could also be storage. 418 E. Monroe offers 700 SF and consists of an open retail layout, ready for your build out. 416-418 can be combined for a total of 1,700 SF. 420 E Monroe offers 1,200 SF and also has an open retail layout, ready for your build out.

DETAILS

AVAILABLE SF:	416: 1,000 sqft 418: 700 sqft 420: 1,200 sqft	} Can be combined
BASE LEASE RATE:	\$12.50 / SF	
LEASE TYPE:	Modified Gross	
ZONING:	S-3	
TRAFFIC COUNTS:	5 th St. – 10,000 VPD Monroe – 4,500 VPD	

AREA DESCRIPTION: These spaces are located in downtown Springfield, across from the post office and surrounded by office buildings and restaurants. Near the busy intersection of 5th and Monroe, the area consists of a large amount of both vehicular and pedestrian traffic; 5th street boasts 10,000 vehicles per day and Monroe 4,500 vehicles per day. The property is surrounded by national retail brands, such as Jimmy John's and Cold Stone Creamery, and local retailers, like Joe Gallina's Pizza.

FOR MORE DETAILS CONTACT:

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416-420 E Monroe

1 Mile

3 Mile

5 Mile

Population	12,190	80,963	123,900
Median Age	34.45	36.51	38.77
Per Capita Income	\$20,599	\$24,940	\$28,566
Median Household Income	\$26,181	\$39,584	\$47,043
Employed	89.56%	91.38%	92.91%

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