

2,516 SF FOR SALE

**6000 South 6th Street
Springfield, IL 62702**



PROPERTY HIGHLIGHTS

2,516 SF former gas station located on the busy corner of Toronto Road and South 6th Street. 1.67 Acre lot is located just off the entrance/exit ramps to I-55. Surrounded by multiple retail and other commercial buildings. Underground storage tanks have been removed



BUILDING SF	2,516
LAND SF	71,002
YEAR BUILT	1996
PARKING	25 Spaces
TRAFFIC COUNTS	13,939 VPD

SIGNAGE TYPE	Tall Monument
1-MILE (POP.)	2,312
3-MILE (POP.)	13,166
MED. INCOME	\$108,567
SPACE USE	Former Gas Station / Convenient Mart

SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

Mike Durbin
Broker Associate
+1 618-277-4400
miked@barbermurphy.com

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AREA INFORMATION

Property has very close access to I-55 with a large number of restaurants, retail shops and close to Lake Springfield amenities. Springfield is the state capital of Illinois. Various museums can be found in the surrounding area.



LEGAL INFORMATION

TAX PARCEL ID	22-34.0-201-009
2020 RE TAXES	\$13,939.12
ZONING	B-1 Highway Business District

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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