

# 2919 S. SIXTH ST.

2919 S. SIXTH ST., SPRINGFIELD, IL 62703

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 2919 S. SIXTH ST. in Springfield, IL. This well-managed retail or office space has strong visibility on the SW corner of 6th Street & E Linton Avenue. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 5,394 SF building is located near the center of the Springfield business district and is ready for its next generation of retail. This property is a well-known retail staple of the Springfield community for years and offers landmark recognition & engaging signage. Give our team of Sangamon County leasing experts a call at 847-904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint in Illinois' capital city.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,574 SF
Building Size:	5,394 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,786	31,087	59,194
Total Population	7,011	62,695	118,965
Average HH Income	\$51,456	\$62,611	\$65,977

Presented By:

**Legacy Commercial Property**

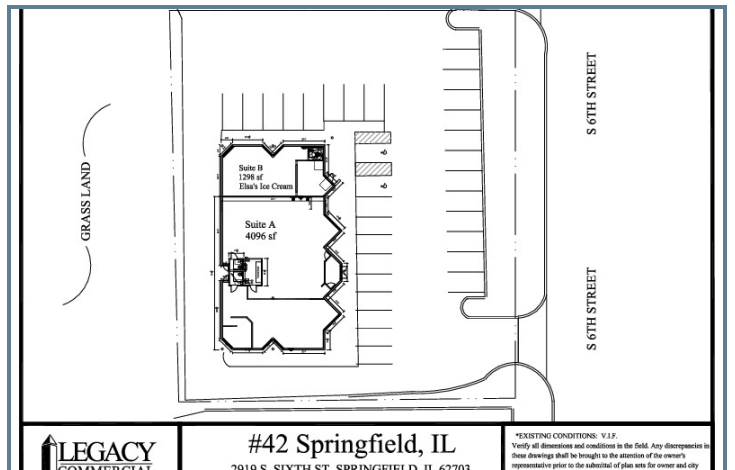
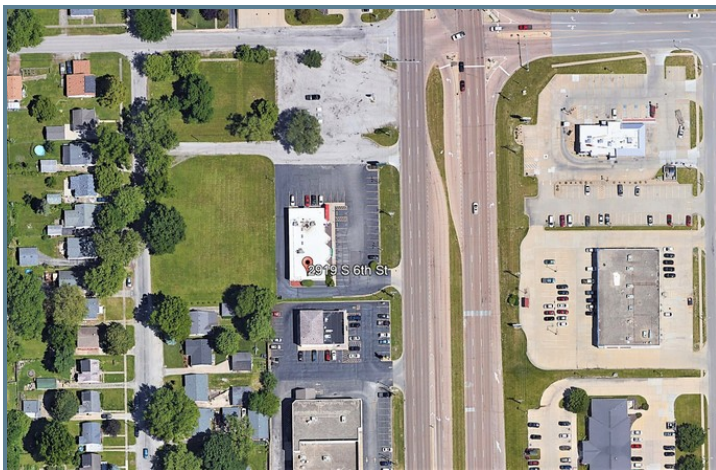
847-904-9200

[info@legacypro.com](mailto:info@legacypro.com)

# 2919 S. SIXTH ST.

2919 S. SIXTH ST., SPRINGFIELD, IL 62703

## ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

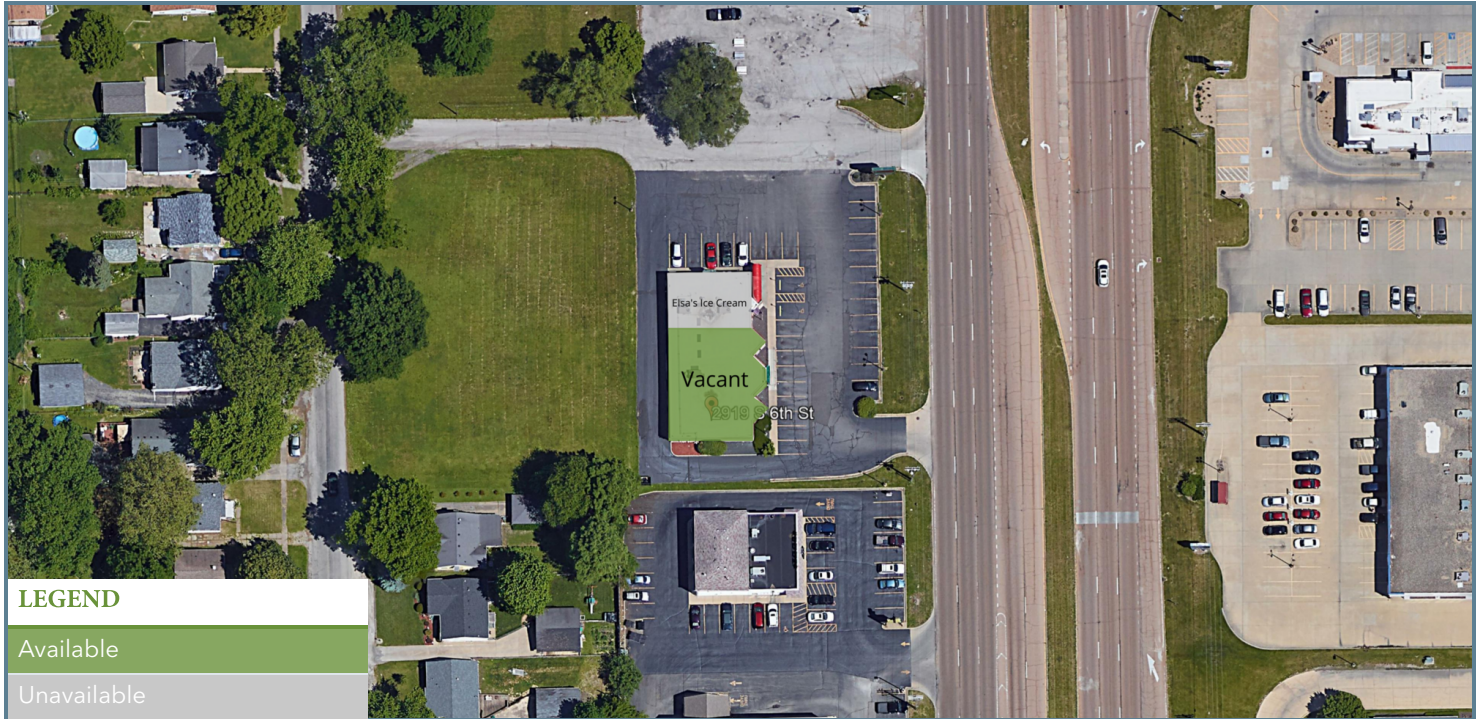
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



# 2919 S. SIXTH ST.

2919 S. SIXTH ST., SPRINGFIELD, IL 62703

PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,574 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2919 S. Sixth St.	Available	2,574 SF	NNN	Negotiable	-
2919 S. Sixth St.	Elsa's Ice Cream	1,298 SF		-	-

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 2919 S. SIXTH ST.

2919 S. SIXTH ST., SPRINGFIELD, IL 62703

RETAILER MAP



Presented By:

**Legacy Commercial Property**

847-904-9200

[info@legacypro.com](mailto:info@legacypro.com)



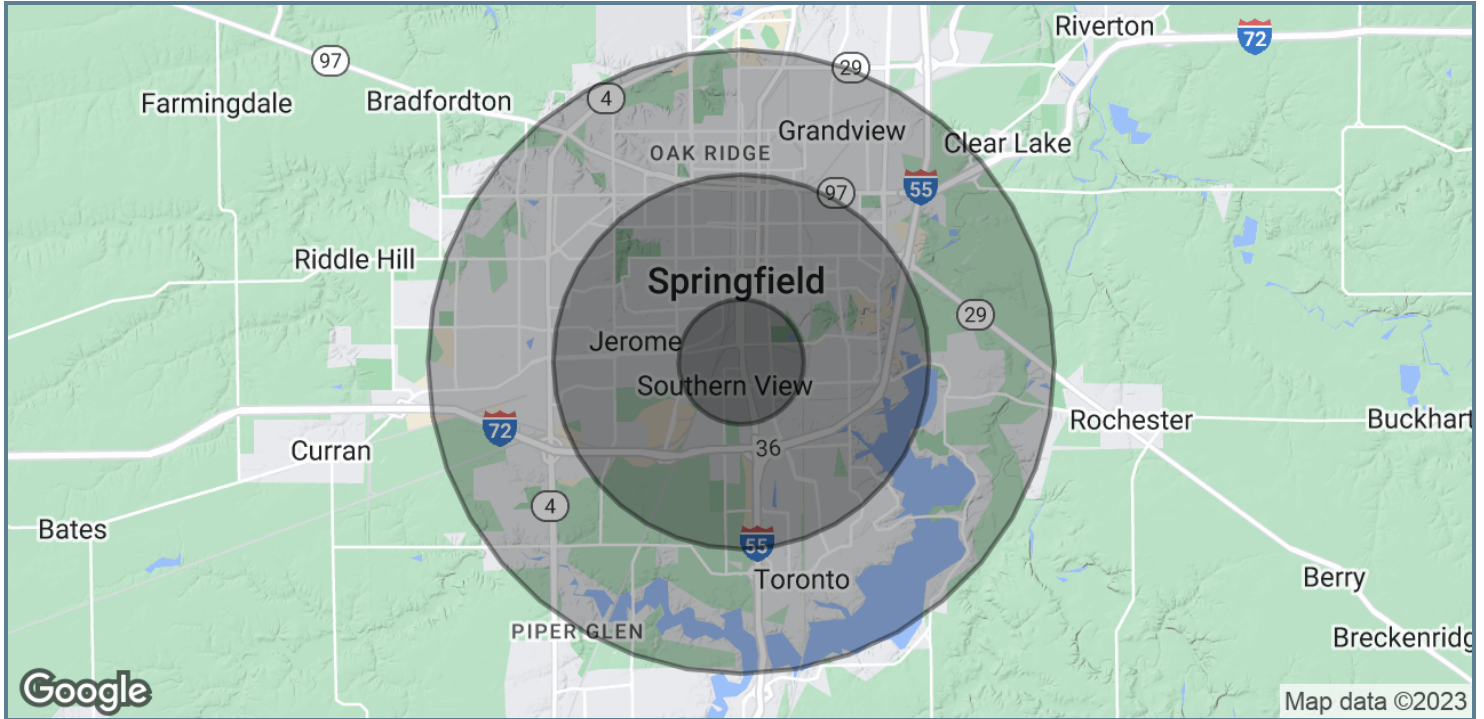
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 2919 S. SIXTH ST.

2919 S. SIXTH ST., SPRINGFIELD, IL 62703

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,011	62,695	118,965
Average Age	42.1	39.1	40.4
Average Age (Male)	40.2	37.4	38.2
Average Age (Female)	47.7	41.0	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,786	31,087	59,194
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$51,456	\$62,611	\$65,977
Average House Value	\$77,943	\$113,112	\$124,040

\* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

847-904-9200  
2500 Lehigh Avenue, Glenview, IL 60026  
[info@legacypro.com](mailto:info@legacypro.com)