

3201 W. ILES AVE.

3201 W. ILES AVE., SPRINGFIELD, IL 62711

PROPERTY SUMMARY



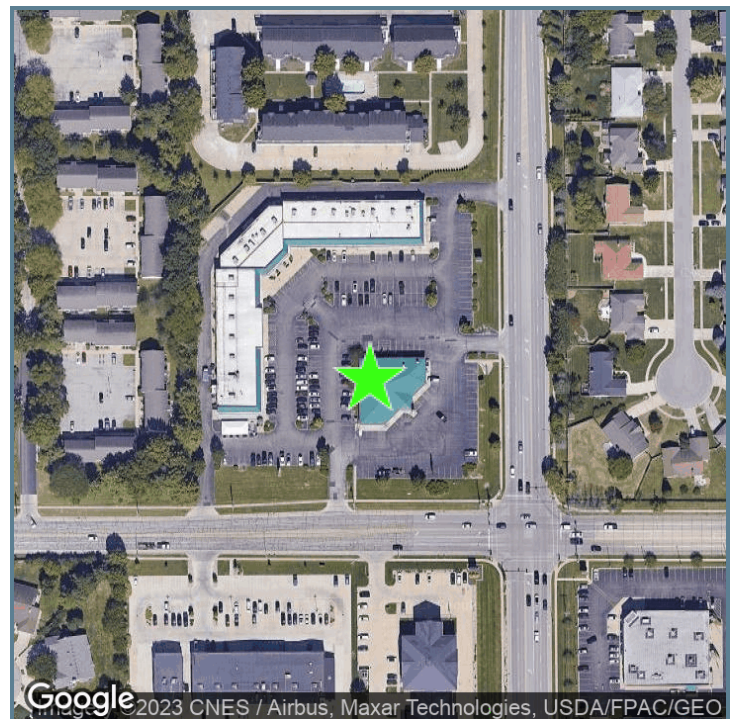
PROPERTY DESCRIPTION

Strong visibility on the northwest corner of W Iles Ave and Koke Mill Rd with up to 15,559 Sq Ft available

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
3214 VACANT	Negotiable	1,690 SF
3227B Vacant	Negotiable	1,523 SF
3227A Vacant	Negotiable	1,266 SF
3247 Vacant	Negotiable	1,218 SF
3263 Vacant	Negotiable	2,380 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,179	22,709	45,229
Total Population	6,484	46,034	88,688
Average HH Income	\$103,952	\$84,209	\$67,815



Presented By:

Legacy Commercial Property

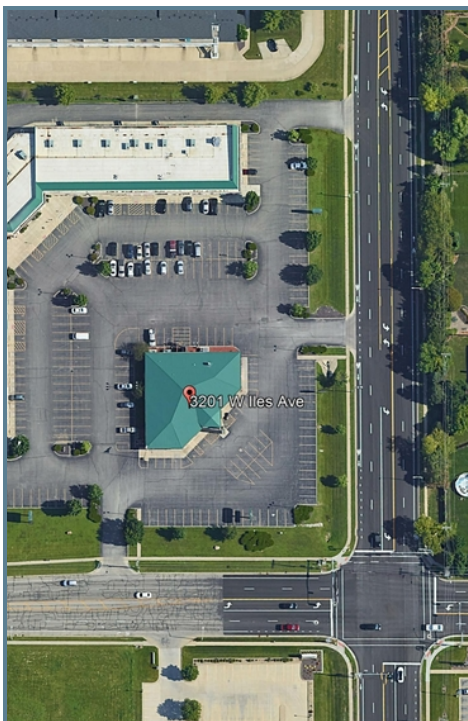
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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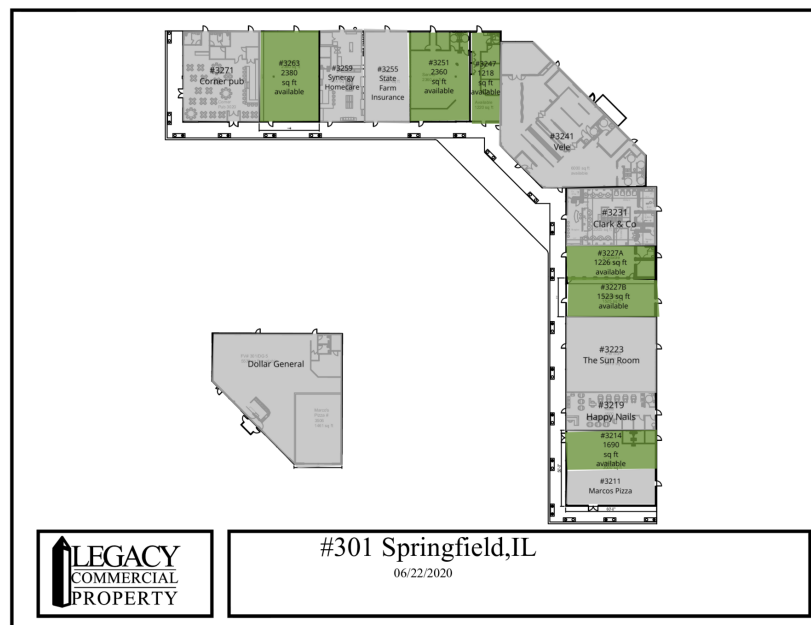
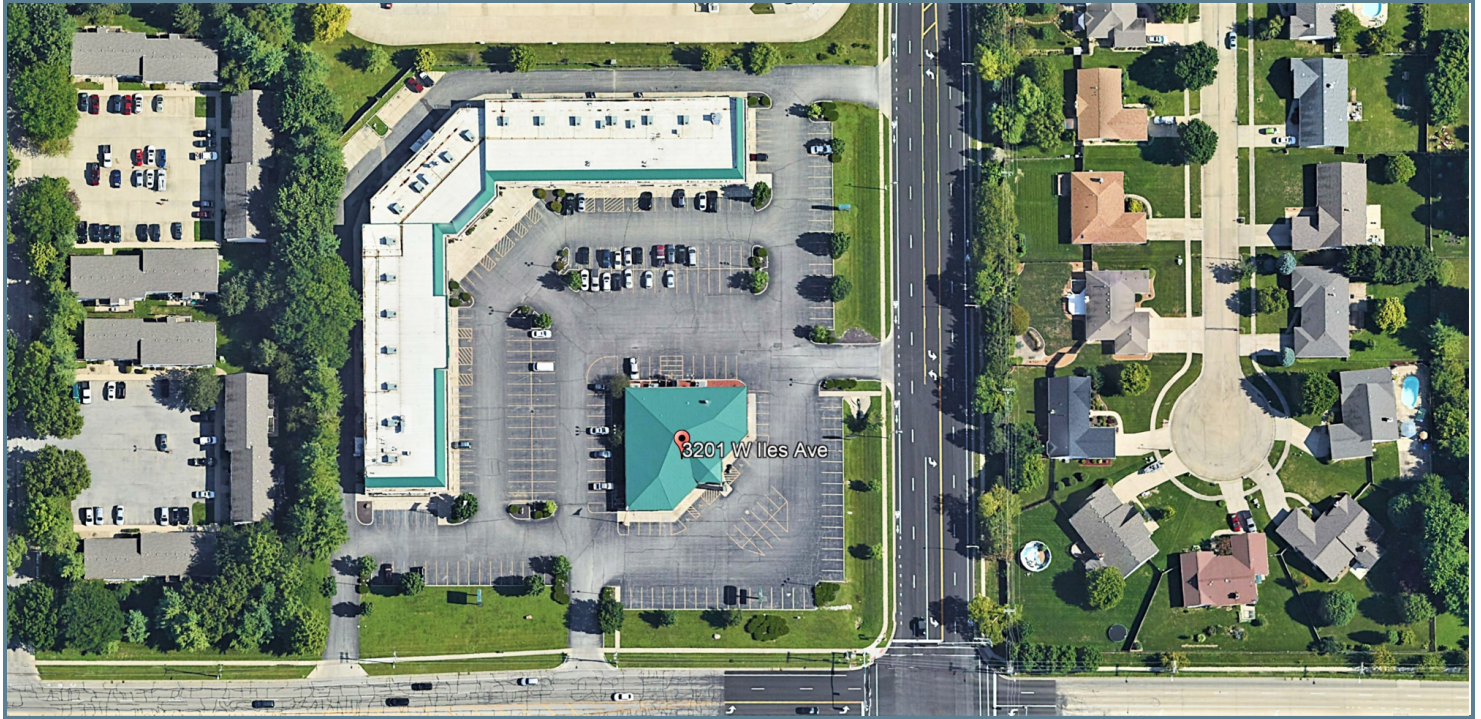
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209 Powell Place
Brentwood, TN 37027
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SITE PLANS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF
OUTLT	Dollar General	7,048 SF
3271	Corner Pub	3,000 SF
3263	Vacant	2,380 SF
3259	Synergy Home	1,800 SF
3255	State Farm Insurance	1,800 SF
3251	Vacant	2,360 SF
3247	Vacant	1,218 SF
3241	Vele	6,000 SF
3231	Clark & Co	2,305 SF
3227A	Vacant	1,266 SF
3227B	Vacant	1,523 SF
3223	The Sun Room	2,975 SF
3219	Happy Nails	1,500 SF
3214	Vacant	1,690 SF
3211	Marcos	1,307 SF
TOTALS		38,172 SF
AVERAGES		2,545 SF

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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

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