

**0.49 ACRES FOR SALE**

**634 North Grand Avenue W  
Springfield, IL 62702**



**PROPERTY HIGHLIGHTS**

0.49 AC former gas station site located at the corner of Walnut and North Grand Avenue West. Underground storage tanks have been removed. Excellent corner visibility.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	21,344	<b>1-MILE (POP.)</b>	7,972
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	69,070
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$62,224
<b>TRAFFIC COUNTS</b>	11,100 VPD	<b>SPACE USE</b>	Vacant Lot



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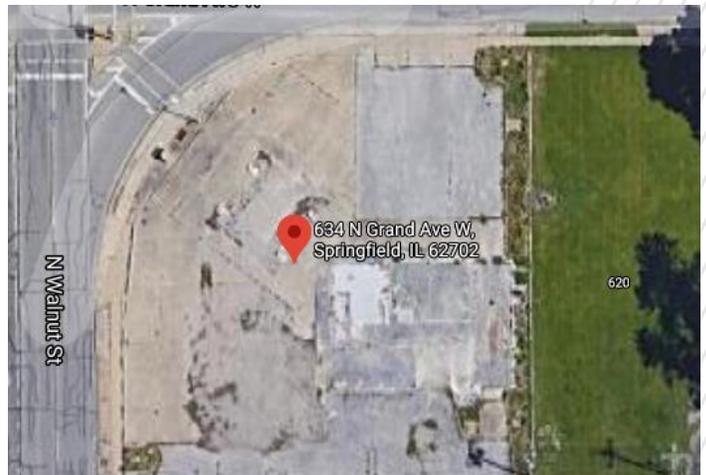
**AREA INFORMATION**

Property has very close access to I-55 with a large number of restaurants, retail shops and close to Lake Springfield amenities. It is also located just @outh of Abraham Lincoln Capital Airport – a civil-military airport 3 miles North of downtown Springfield. Springfield is the state capital of Illinois. Various museums can be found in the surrounding area.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	14280201074
<b>2023 RE TAXES</b>	\$5,228.28
<b>ZONING</b>	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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