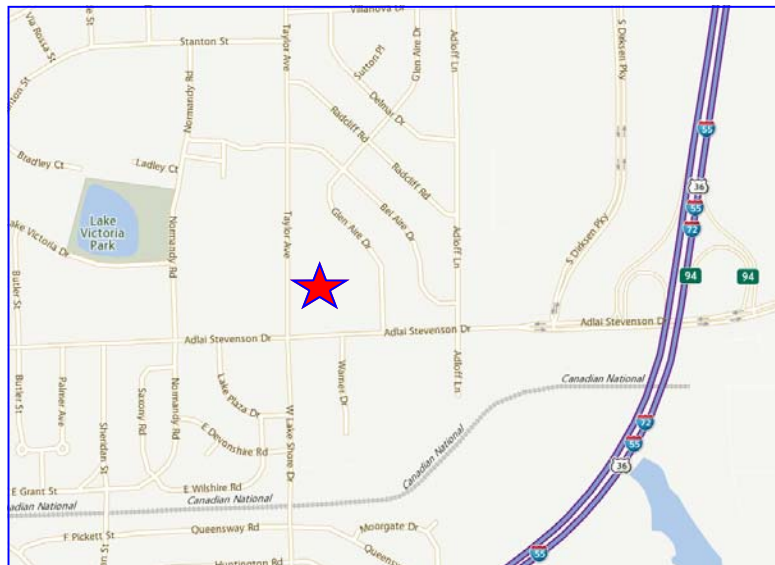


# Retail Development Opportunity

# Taylor Ave & Stevenson Dr Springfield, IL



## Property Highlights

- Land Area: 34,581 SF
- Traffic Counts: 5,100-Taylor; 19,800-Stevenson
- Zoning: B-1
- Tax ID Number: 22.11.477.037

## Description:

Large, vacant parcel adjacent to CVS and across the street from Walgreens. Great opportunity for new retail development.

**Curtis Tillett**  
 Managing Broker  
 217.726.3298  
 curtis@curtistillett.com



3201 Old Jacksonville Road  
 Springfield, IL 62711  
 www.cbcd.com

# Retail Development Opportunity

# Taylor Ave & Stevenson Dr Springfield, IL



## Demographics

|      | Total HH | Total HH Income |
|------|----------|-----------------|
| 1 Mi | 2,467    | \$39,000        |
| 3 Mi | 16,451   | \$42,500        |
| 5 Mi | 46,232   | \$46,000        |



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