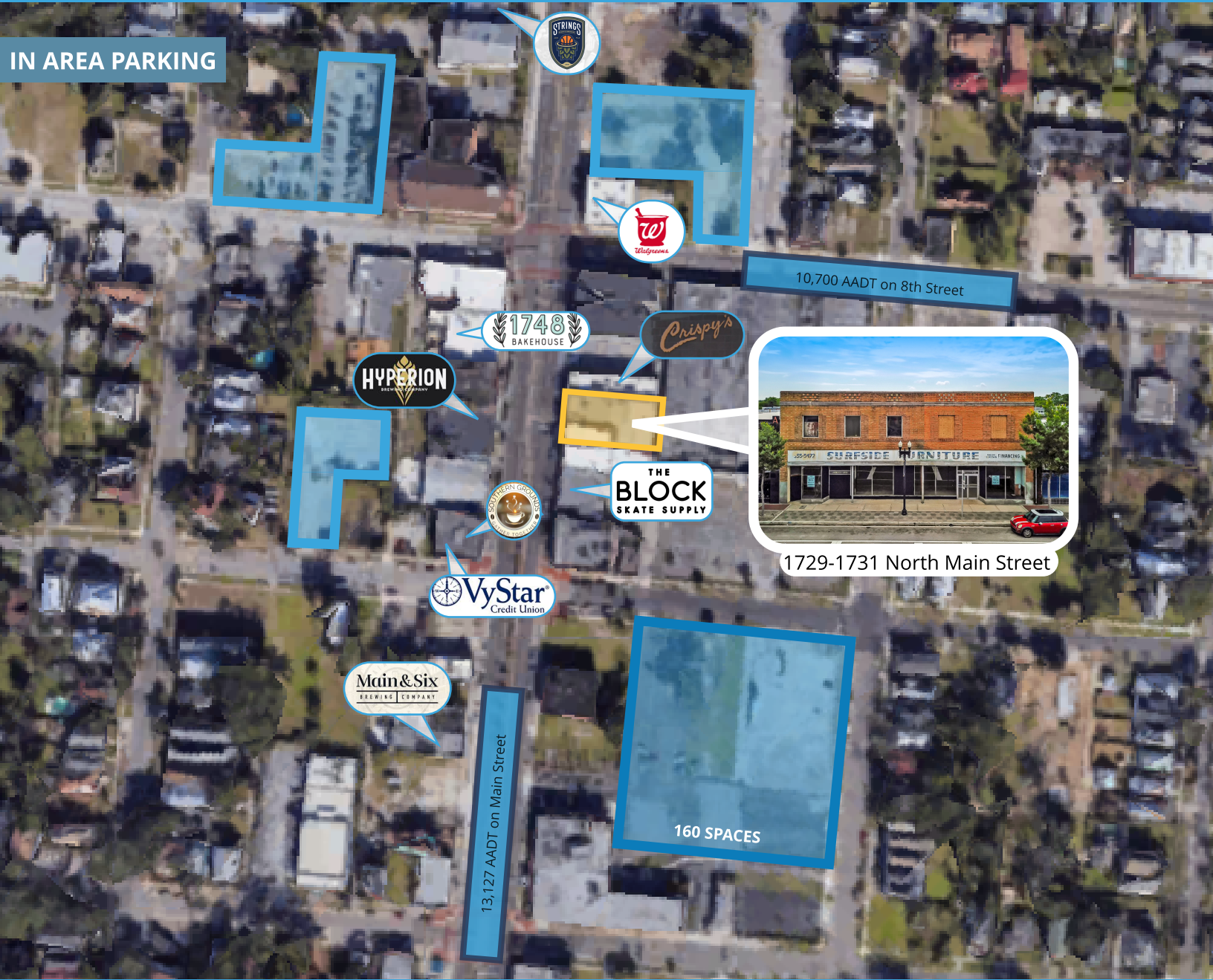




## PROPERTY DESCRIPTION

- ▶ Approx. 5,600 SF Available
- ▶ Extra Tall Ceilings, Exposed Bricks, Tons of Character and Potential Rooftop Amenity with View of Downtown
- ▶ Lease Rate: Negotiable
- ▶ Excellent Location in Historic Springfield with Crispy's, The Block Skate Supply, Hyperion Brewing, and Social Grounds Coffee on the Block
- ▶ 13, 127 ± Cars Per Day on Main Street
- ▶ 10,700 ± Cars Per Day on 8th Street





## DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2019 Total Population:	20,682	88,774	220,392
Median Age:	36.9	37.2	36.9
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2019 Total Households:	6,882	36,492	90,175
Average Household Income:	\$46,775	\$46,935	\$53,870