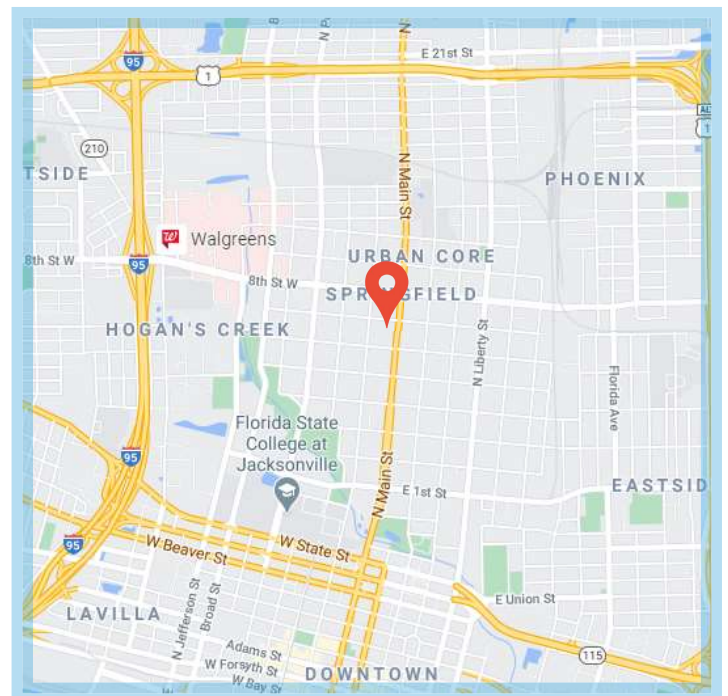




PROPERTY DESCRIPTION

- ▶ Standalone Building in the Heart of Historic Springfield
- ▶ 2,113 SF Building
- ▶ Two Units Currently Combined as One
- ▶ Month to Month Tenant In Place
- ▶ Excellent Visibility and Location with Tons of Upside in a Burgeoning Neighborhood
- ▶ Price: \$335,000
- ▶ 13,127 ± Cars Per Day on Main 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