



## PROPERTY DESCRIPTION

- ▶ Upstairs & Downstairs Available
  - ▶ Upstairs: Approx. 5,600 SF
  - ▶ Downstairs: Approx. 7,170 SF
    - ▶ Previously Built Out as Art Store
- ▶ Lease Rate: Negotiable
- ▶ Extra Tall Ceilings, Exposed Bricks, Tons of Character and Potential Rooftop Amenity with View of Downtown
- ▶ Excellent Location in Historic Springfield with 1748 Bakehouse, Crispy's, Juice Wine Bar, The Block Skate Supply, Stumpy's Hatchet House & More on the Block!
- ▶ 20,000 ± Cars Per Day on Main Street
- ▶ 18,000 ± Cars Per Day on 8th Street



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## ABOUT

The ground floor of this iconic building was purposefully built out for an art supply store and is full of charm and functionality. With extra-tall ceilings, exposed brick, and abundant natural light, the space is perfect for retail or creative use. Located at the highly visible corner of Main and 8th Streets—on the best block in Historic Springfield—this location offers unmatched foot traffic and neighborhood appeal.

## INTERIOR PHOTOS - DOWNSTAIRS



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## ABOUT

The upstairs space features a private entrance and offers flexibility for a variety of commercial uses such as retail, office, studio, or creative workspace. With exposed brick, and the potential for a rooftop amenity, this space combines historic charm with modern possibilities—all in the heart of Springfield's most active block.

## INTERIOR PHOTOS - UPSTAIRS



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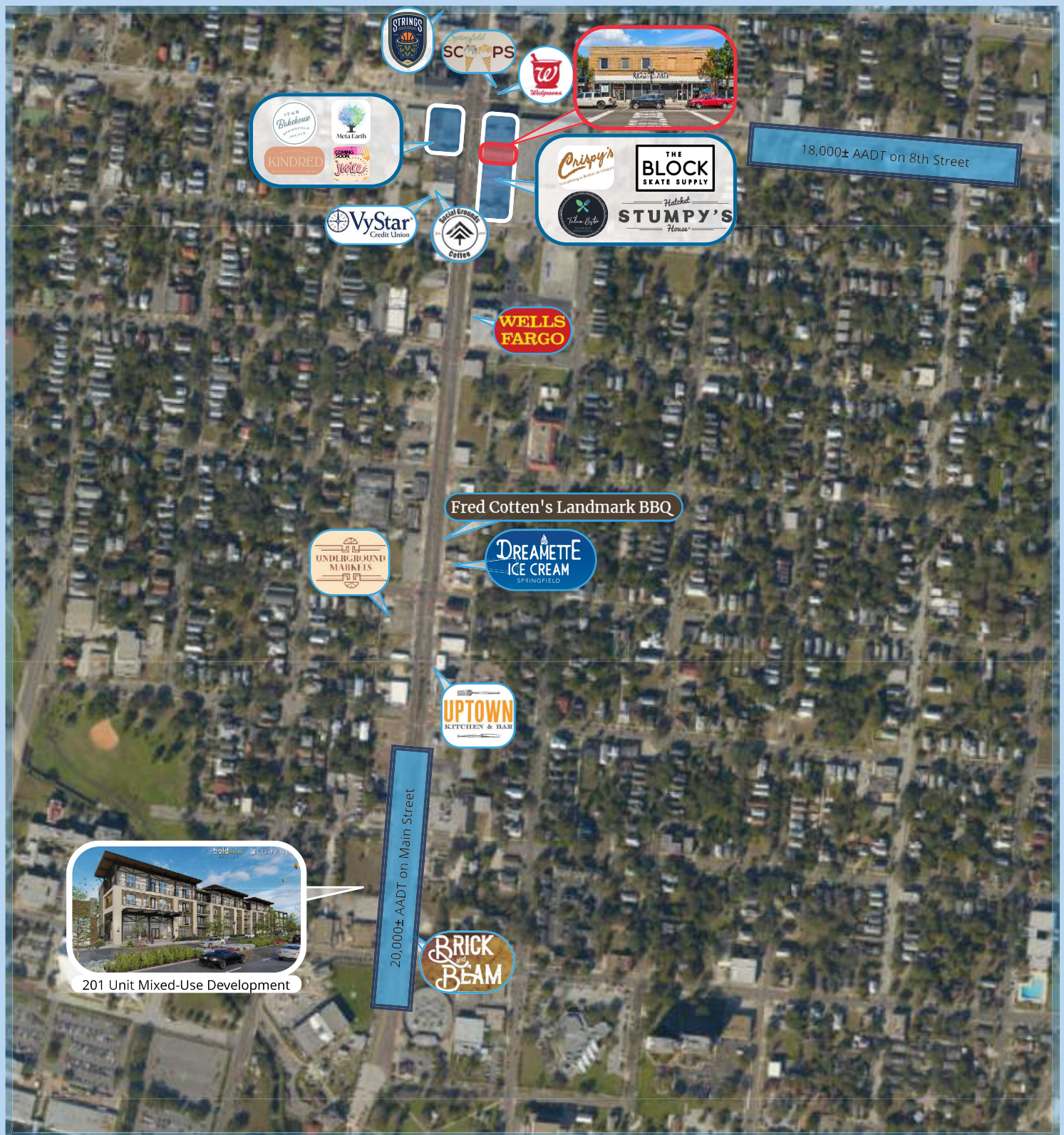
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AERIAL VIEW



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## DEMOGRAPHICS

|                           | 1-Mile   | 3-Mile   | 5-Mile   |
|---------------------------|----------|----------|----------|
| <b>POPULATION</b>         |          |          |          |
| 2024 Total Population:    | 16,006   | 86,236   | 221,086  |
| Median Age:               | 40       | 39       | 39       |
| <b>HOUSEHOLDS</b>         |          |          |          |
| 2024 Total Households:    | 6,212    | 36,562   | 91,396   |
| Average Household Income: | \$30,716 | \$32,533 | \$41,601 |

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