

BUILT-OUT DRIVE-THRU RESTAURANT BUILDING NEAR FULL INTERCHANGE WITH INTERSTATE 55

3217 EAST CLEAR LAKE AVE // SPRINGFIELD, ILLINOIS



CLEAR LAKE AVE

DIRKSEN PKWY

U-HAUL

Walgreens

McDonald's



3,450 SF Drive-Thru Restaurant



BROKER CONTACTS

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FAST FACTS

BUILDING SIZE	+/- 3,532 SF
PARCEL SIZE	1.31 AC
PARKING	47 SPACES
PARCEL #	14-25.0-451-051
R.E. TAXES	\$32,824.08
TRAFFIC COUNT	18,676 VPD
COUNTY	SANGAMON
ZONING	B-1 (HIGHWAY BUSINESS)

DEMOGRAPHICS

5-mile radius

97,980
POPULATION

\$80,964
HOUSEHOLD INCOME

57,099
EMPLOYEES

HIGHLIGHTS

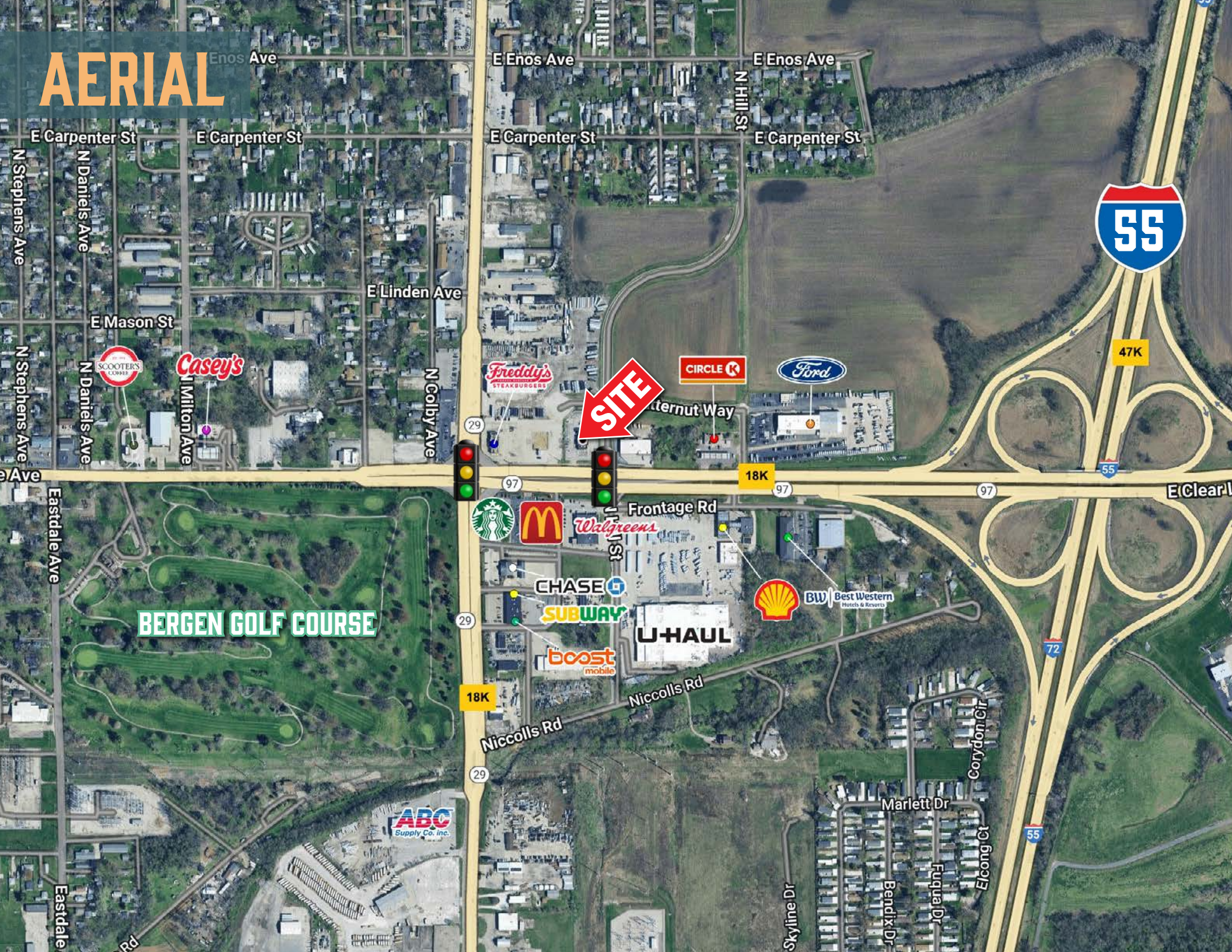
- 3,532 SF drive-thru restaurant building in move-in-ready condition
 - Situated on a large, 1.3 acre hard corner site fronting Clear Lake Avenue (18,676 VPD)
 - Signalized intersection just west of a full interchange with Interstate 55 (48,135 VPD)
 - Strong QSR presence in this corridor including McDonald's, Starbucks, Freddy's
 - Excellent visibility and access at the stoplight intersection with Walgreens
 - Lots of furniture, fixtures, and equipment remaining in the premises allows for quick remodel and reopening
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VIRTUAL TOUR LINK AVAILABLE UPON REQUEST!



AERIAL



N Stephens Ave

Enos Ave

E Enos Ave

E Enos Ave

E Carpenter St

E Carpenter St

E Carpenter St

E Carpenter St



47K

E Mason St

E Linden Ave

N Colby Ave

N Hill St



Internet Way

29

97

18K

97

97

55

E Clearl



Frontage Rd



U-HAUL



29

18K

29

Niccolls Rd

Niccolls Rd

72

55

BERGEN GOLF COURSE



Marlett Dr

Bendix Dr

Fuqua Dr

Corydon Cir

Elcong Ct

Skyline Dr

Eastdale Rd



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