

ESTABLISHED RESTAURANT ON HUGE STOPLIGHT CORNER SITE NEAR HOTELS & CONVENTION CENTER 2660 SOUTH DIRKSEN PKWY // SPRINGFIELD, ILLINOIS



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FAST FACTS

BUILDING SIZE	+/- 7,443 SF
PARCEL SIZE	2.27 AC
PARKING	+/- 160 SPACES
PARCEL #	22120127055
R.E. TAXES	\$45,841.74
TRAFFIC COUNT	12,000 VPD
COUNTY	SANGAMON
ZONING	B-1 (HWY BUSINESS)

DEMOGRAPHICS

5-mile radius

100,322
POPULATION

\$85,894
HOUSEHOLD INCOME

55,491
EMPLOYEES

HIGHLIGHTS

- **7,443 SF freestanding restaurant building on a prominent 2.27-acre parcel**
 - **Signalized hard-corner location with approximately 270 feet of frontage on S. Dirksen Parkway, providing excellent visibility and access**
 - **Ample parking with 160 on-site spaces supporting a high-volume restaurant**
 - **Located near the Springfield Convention Center with over 1,300 hotel rooms nearby at the I-72 interchange**
 - **Flexible B-1 Highway Business zoning allows for a wide variety of retail, restaurant, automotive, and commercial uses**
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**PHOTOS TAKEN AFTER REMODEL IN 2018
CONTACT BROKERS FOR VIRTUAL TOUR LINK**



AERIAL



Faith Ave

Hermitage Rd

Residence INN

CANDLEWOOD SUITES

12K

Stanford Ave

Taylor Ave

Adloff Ln

Applebees

Stanford Ave IHOP

Comfort SUITES

BLUE MARGARYTAS RESTAURANT & BAKERY

SITE

MICROTEL BY WYNDHAM

RED LOBSTER

SPRINGFIELD SECRETARY OF STATE FACILITY

S Dirksen Pkwy

SPRINGFIELD CONVENTION CENTER

36

61K

LONG JOHN SILVERS

CROWNE PLAZA

Hilton Garden Inn

Arby's

Panera BREAD

DOLLAR GENERAL

five BELOW

DOLLAR TREE

McDonald's

DRURY HOTELS

72

S Dirksen Pkwy

E Lake Shore Dr

Hardees Walgreens

CVS pharmacy

Adlai Stevenson Dr

Adlai Steven 14K

evenson Dr

WILL

Warr

U.S. Route 66

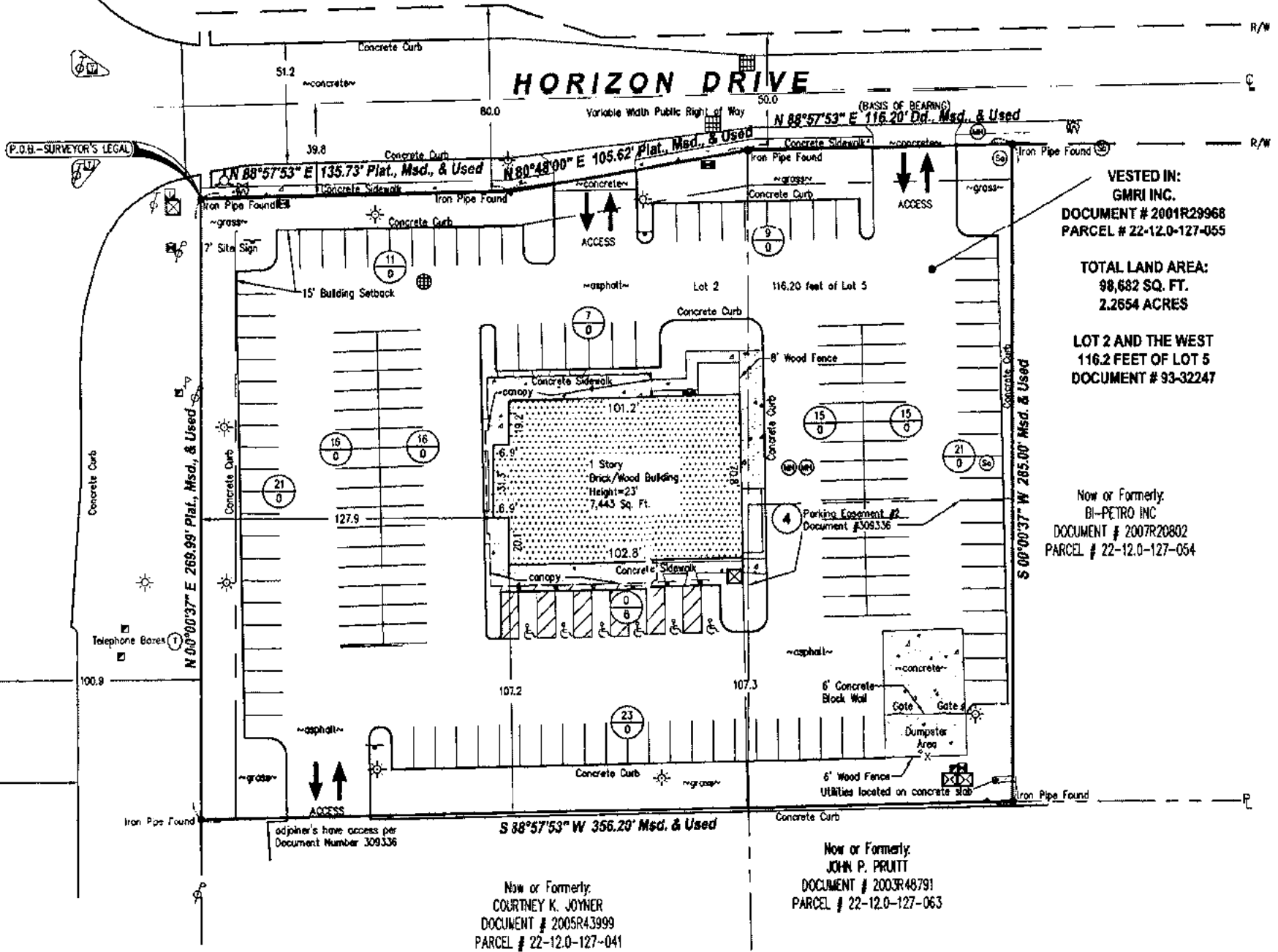
Sugar Creek

Sugar Creek

SURVEY

SOUTH DIRKSEN PARKWAY

Variable Width Public Right of Way





CITADEL
PROPERTY ADVISORS

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