



2024 DEMOGRAPHICS

5 Mile | 10 Miles | 15 Miles



Population

102,583 | 166,423 | 190,679



Daytime Population

112,029 | 148,874 | 159,864



Median Household Income

\$82,773 | \$91,429 | \$94,145

OUTLOT AVAILABLE FOR GROUND LEASE

1035 Lejune Drive | Springfield, Illinois 62703

1.312 Acres | Call for Details

PROPERTY DETAILS

Visibility to intersection of I-55 & I-72

Excellent restaurant or shadow-anchored shop opportunity

Join Walmart, Golden Corral, Pizza Ranch, LaQuinta and other retail shops

I-55 - 52,500 VPD | Business 55 - 23,100 VPD

Joe Ciapciak

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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

UPDATED 06/06/2023

ABRAHAM LINCOLN CAPITAL AIRPORT

ILLINOIS STATE FAIRGROUNDS

LANPHIER HIGH SCHOOL

SPRINGFIELD MEMORIAL HOSPITAL

HSHS ST JOHN'S HOSPITAL

SPRINGFIELD HIGH SCHOOL

GRiffin HIGH SCHOOL

LUTHERAN HIGH SCHOOL

BROOKHILLS GOLF CLUB

WHITE OAKS MALL

KOHL'S

PETCO

WALMART

TARGET

LOWE'S

DUNKIN'

SCHIEELS

MEIJER

PANTHER CREEK COUNTRY CLUB

UNIVERSITY OF ILLINOIS - SPRINGFIELD
4,146 STUDENTS

LINCOLN LAND COMMUNITY COLLEGE
9,700 STUDENTS

LINCOLN GREENS GOLF COURSE

Rochester High School

SITE

13,400 VPD

18,600 VPD

13,200 VPD

20,900 VPD

29,100 VPD

43,600 VPD

21,100 VPD

16,700 VPD

55,400 VPD

32,500 VPD

52,200 VPD

32,300 VPD

30,300 VPD

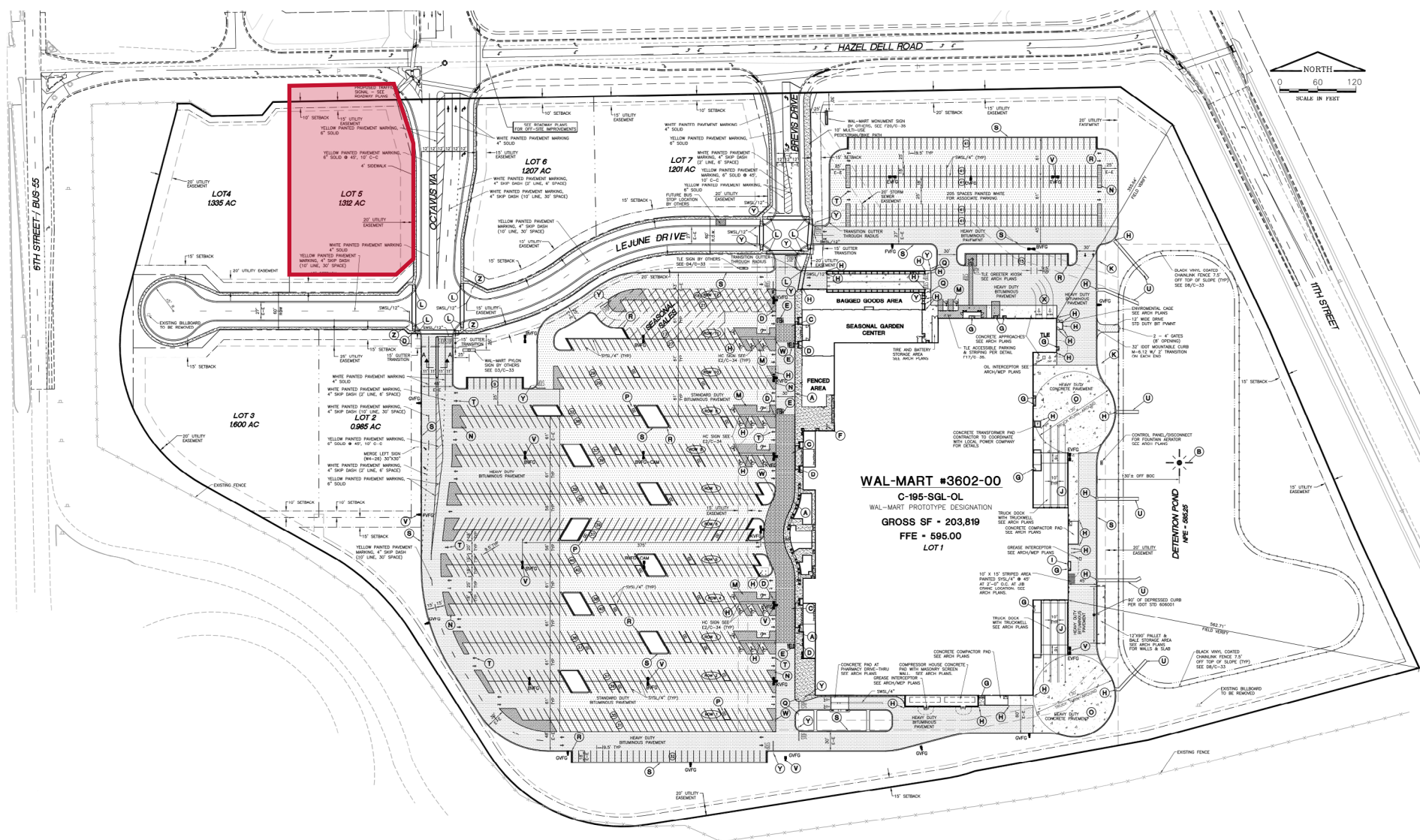
23,300 VPD

County Rd 51/2/S

PACE PROPERTIES

Map data © 2022 Google

Survey



WAL-MART #3602-00
C-195-SGL-OL
WAL-MART PROTOTYPE DESIGN
GROSS SF = 203,819
FFE = 595.00
LOT 1