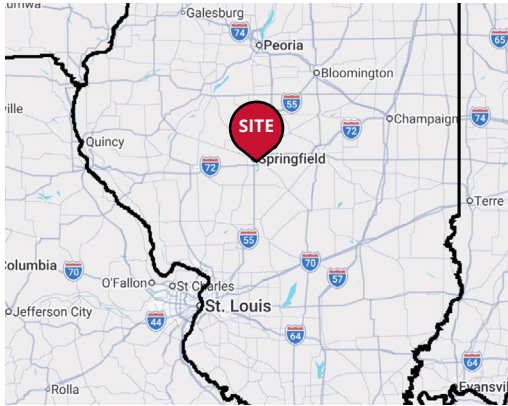




2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,373 | 33,973 | 98,271



Daytime Population

3,745 | 28,829 | 88,004



Median Household Income

\$55,331 | \$61,857 | \$67,979



LAND FOR LEASE

3118 South Dirksen Parkway | Springfield, Illinois 62703

0.40 acres | Call for Details

PROPERTY DETAILS

Outlot pad on South Dirksen Parkway with I-55 visibility

Surrounding retailers include Panera Bread, McDonald's, Starbucks, and Five Below

Springfield Crown Plaza Hotel & Convention Center within walking distance (0.5 miles)

9 hotels representing over 1,115 rooms within one mile

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

[PACEPROPERTIES.COM](https://www.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

GRiffin HIGH SCHOOL

OSF CHILDREN'S HOSPITAL

PASFIELD GOLF COURSE

WHITE OAKS MALL

BROOKHILLS GOLF CLUB

JOANN

LOWE'S

Walmart

Target

Meijer

PANTHER CREEK COUNTRY CLUB

UNIVERSITY OF ILLINOIS - SPRINGFIELD

LINCOLN LAND COMMUNITY COLLEGE

LINCOLN GREENS GOLF COURSE

ROCHESTER HIGH SCHOOL

TRAFFIC VOLUME DATA:

- 13,200 VPD
- 13,400 VPD
- 18,600 VPD
- 20,900 VPD
- 25,100 VPD
- 30,300 VPD
- 32,500 VPD
- 32,800 VPD
- 43,600 VPD
- 55,400 VPD

PACE
PROPERTIES
SPRINGFIELD, ILLINOIS

County Rd 51/2/S

Map data © 2023 Google

Site Plan

