

FOR LEASE 1ST & 3RD FLOOR

739 S. 5TH STREET

739 SOUTH 5TH STREET, SPRINGFIELD, IL 62703



FOR LEASE

GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703



Each Office Independently Owned and Operated

PRESENTED BY:

GLEN GARRISON

Broker / Founder

O: (217) 241-0202

C: (217) 816-2664

glen@garrisongroupinc.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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739 SOUTH 5TH STREET

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1ST FLOOR

739 SOUTH 5TH STREET



OFFERING SUMMARY

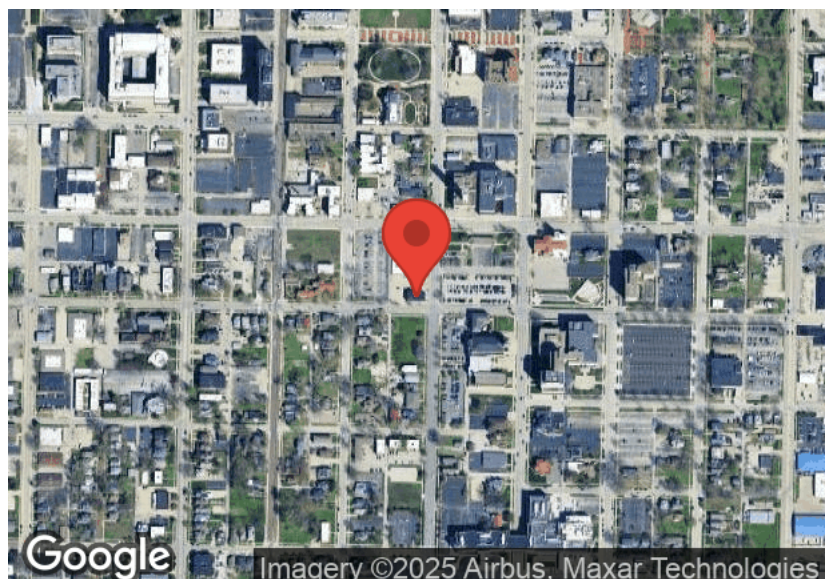
LEASE RATE:	9.50 sqft/yr
LEASE TERM:	36
BUILDING SF:	9,600
RENTABLE SF:	9,600
AVAILABLE SF:	3,000
FLOORS:	3
LIGHTING:	LED
PARKING:	On site
ZONING:	b-2

PROPERTY OVERVIEW

Fantastic corner lot 1st floor space available for lease. Located just a few blocks from the Capitol and downtown Springfield. Building situated on the corner of a busy intersection. Garrison Group on the 2nd floor and vacant available space on the 3rd floor.

Large open area, back door access, 2 bathrooms, breakroom, 2 designated offices, and floor to ceiling windows.

Tenant pays utilities, janitorial and prorated taxes.



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3RD FLOOR

739 SOUTH 5TH STREET



OFFERING SUMMARY

LEASE RATE:	\$9.50
LEASE TERM:	3 to 5 yrs
BUILDING SF:	9,600
RENTABLE SF:	3000
AVAILABLE SF:	3,000
FLOORS:	2
PARKING:	Ample Parking
ZONING:	b-2

PROPERTY OVERVIEW

Fantastic corner lot 1st floor space available for lease. Located just a few blocks from the Capitol and downtown Springfield. Building situated on the corner of a busy intersection.

Wide open area with 2 private restrooms private access, office, conference room, kitchen and storage.



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PROPERTY PHOTOS

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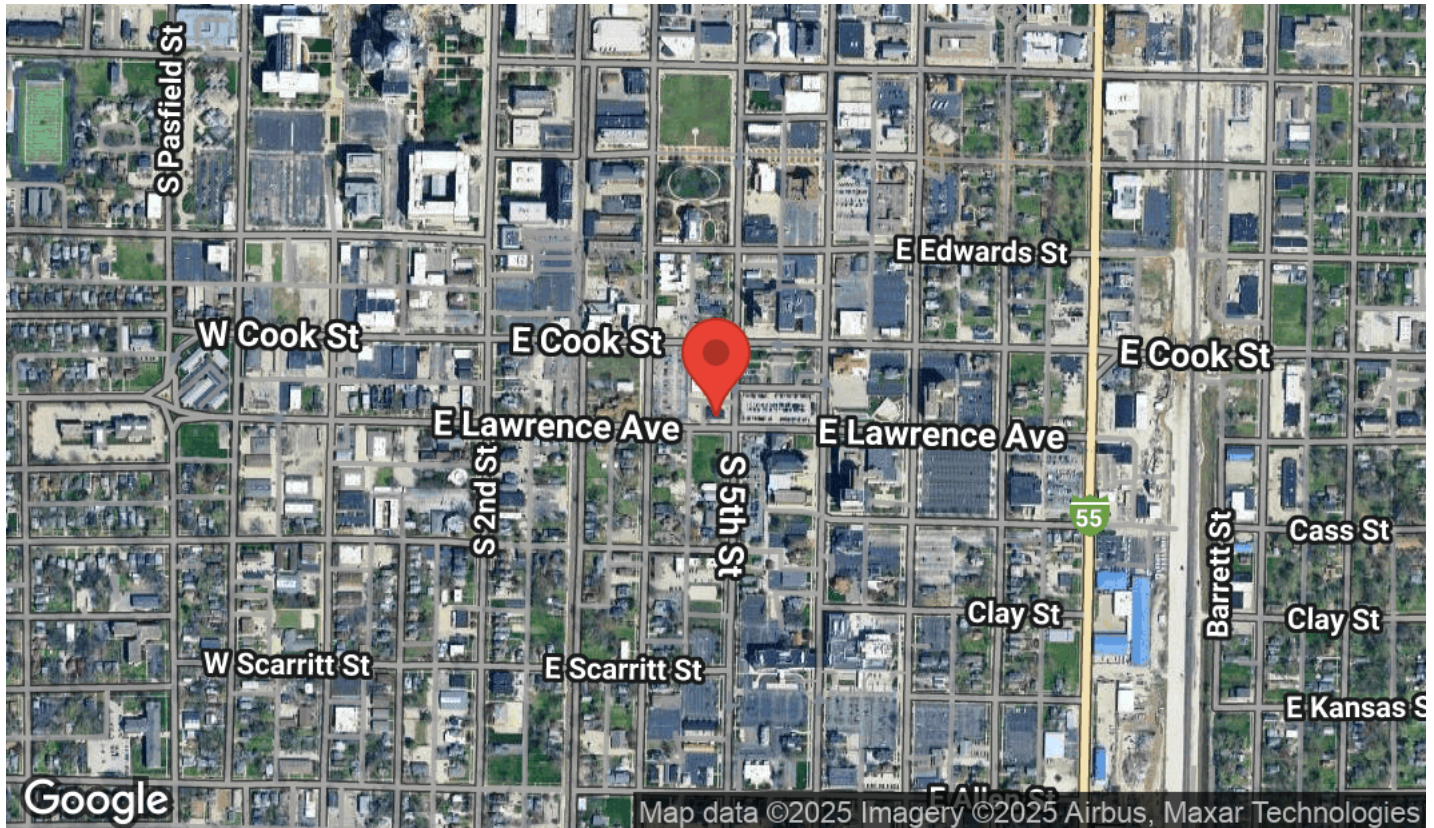


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LOCATION MAPS

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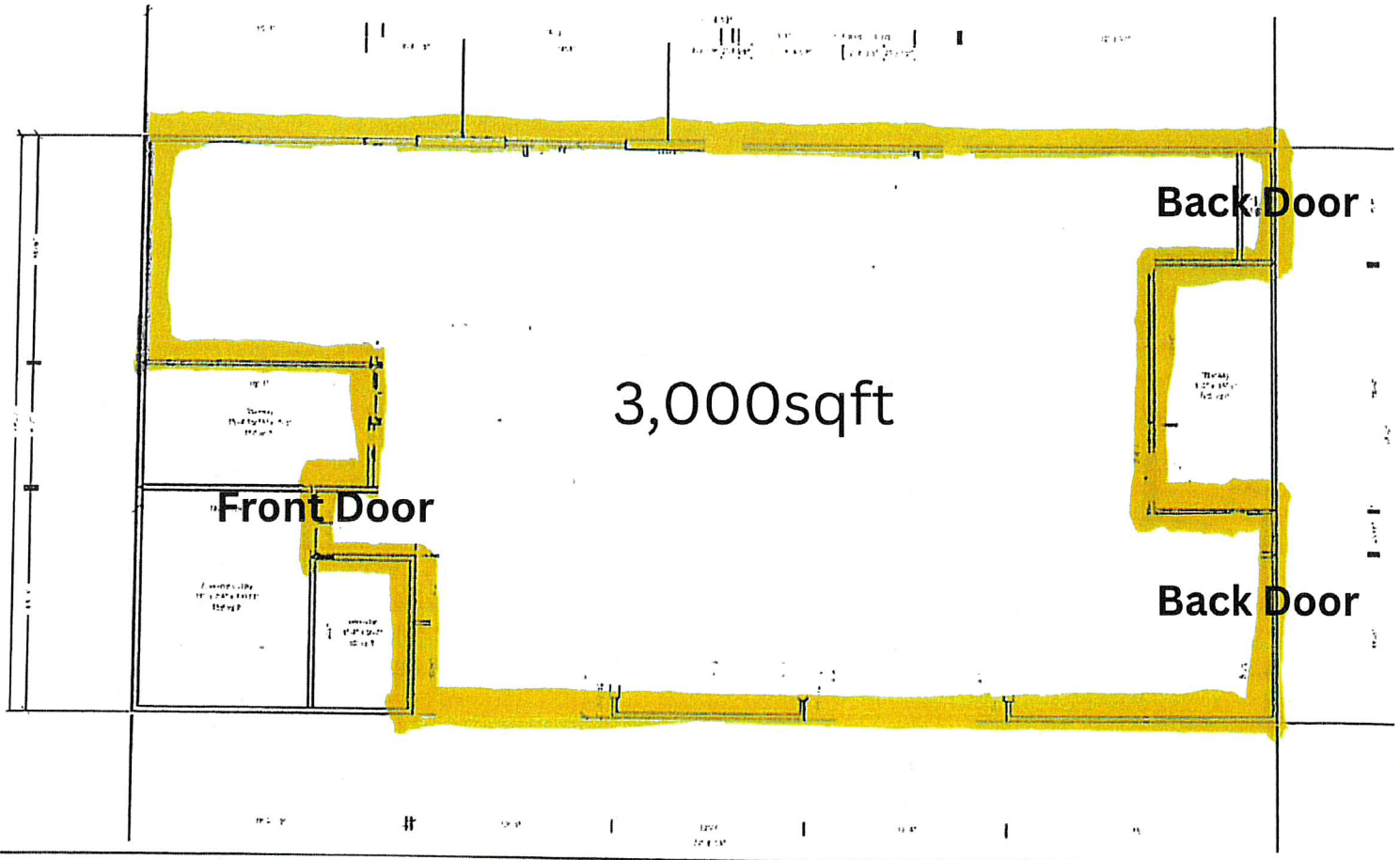
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ATTACHMENT 1

739 SOUTH 5TH STREET

Floor Plan 1st Floor



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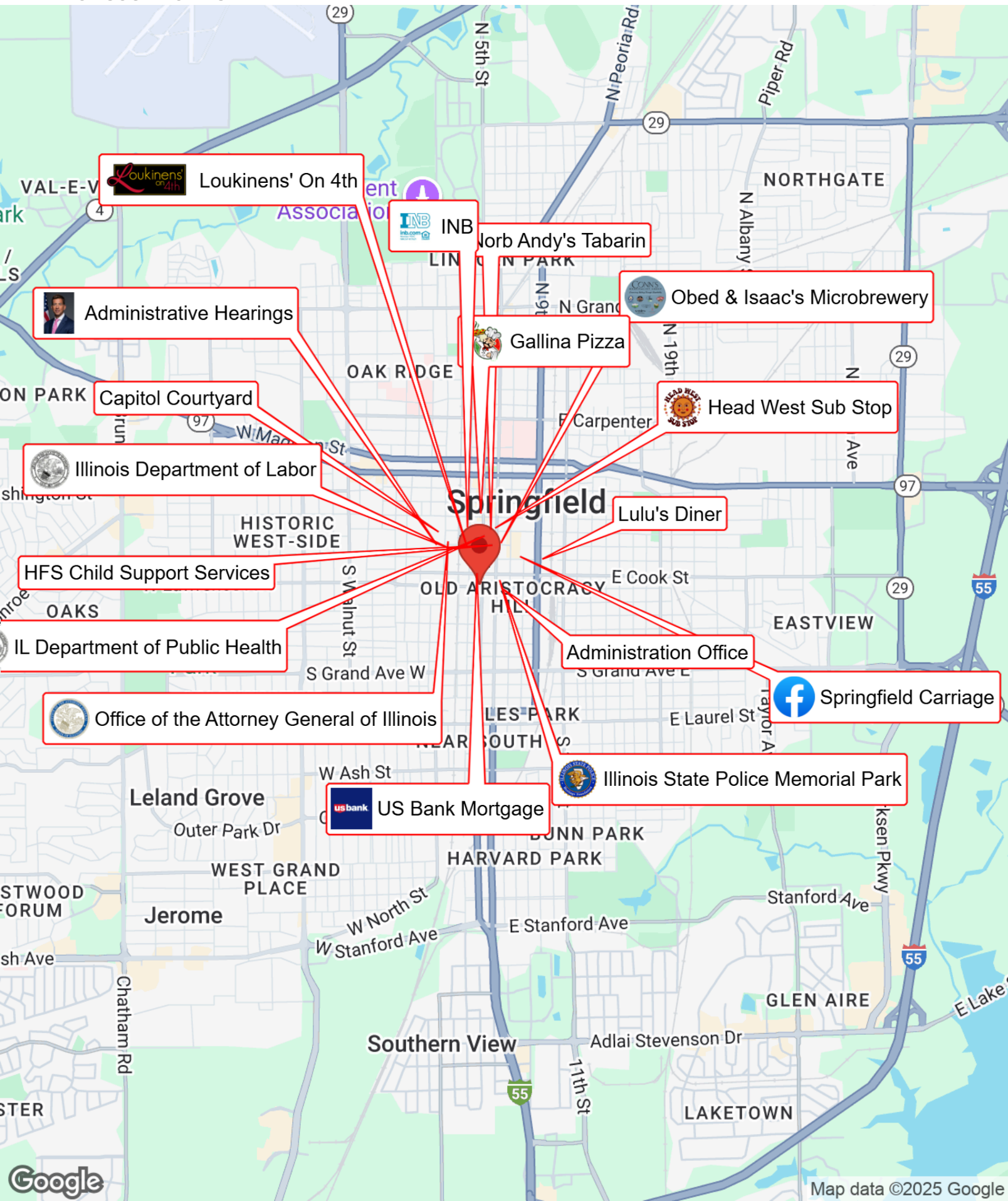
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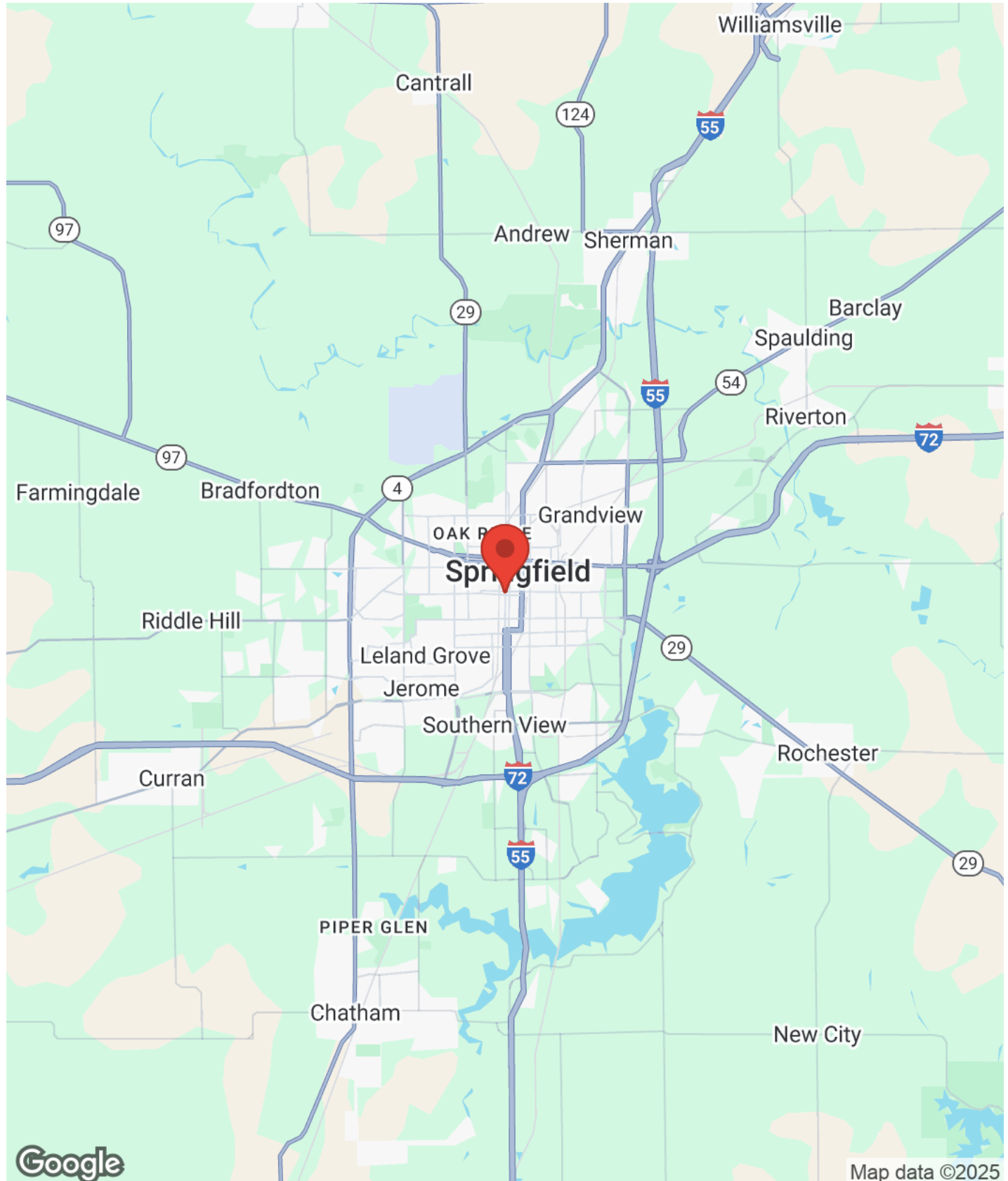
BUSINESS MAP

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REGIONAL MAP

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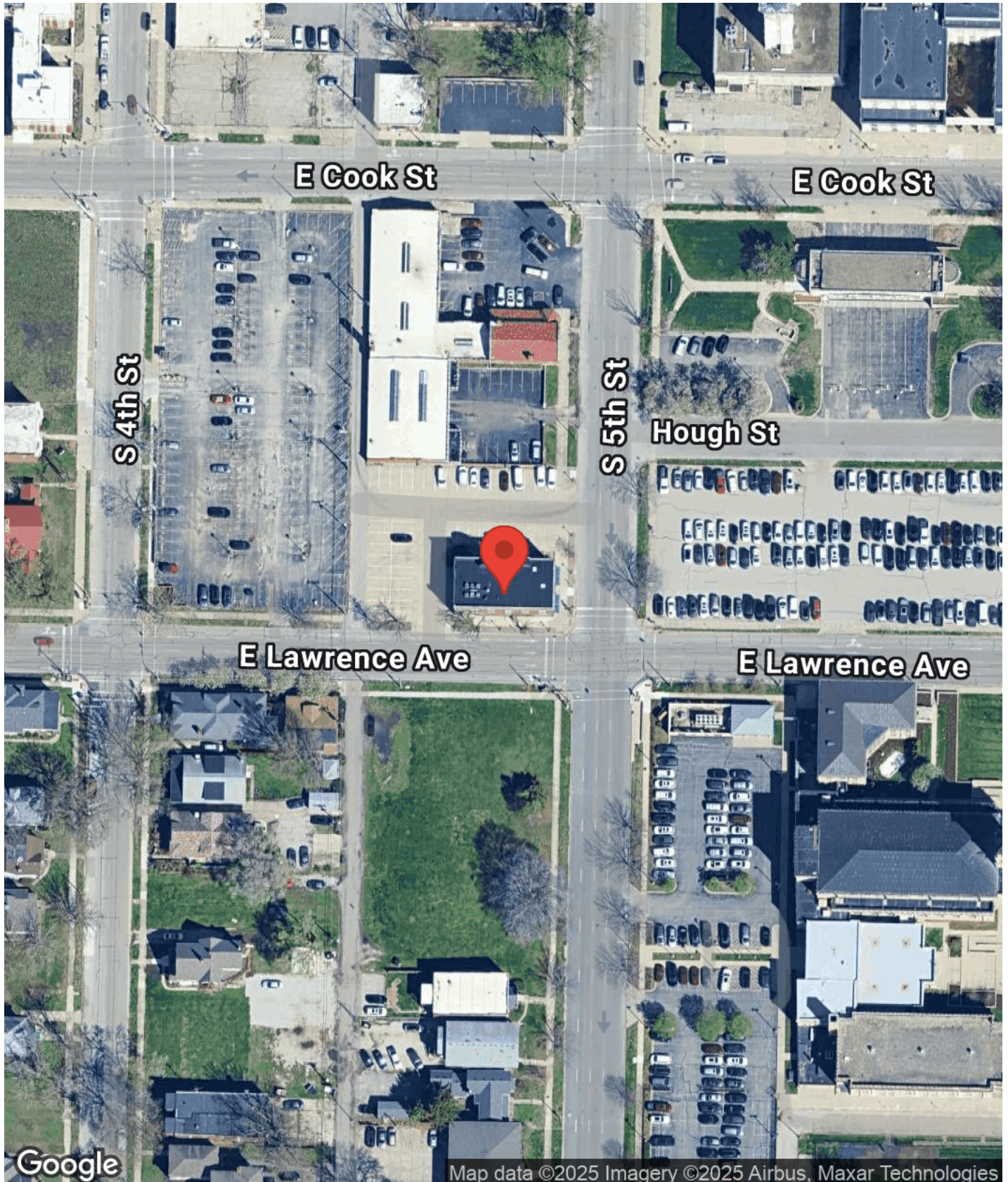
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Map data ©2025

AERIAL MAP

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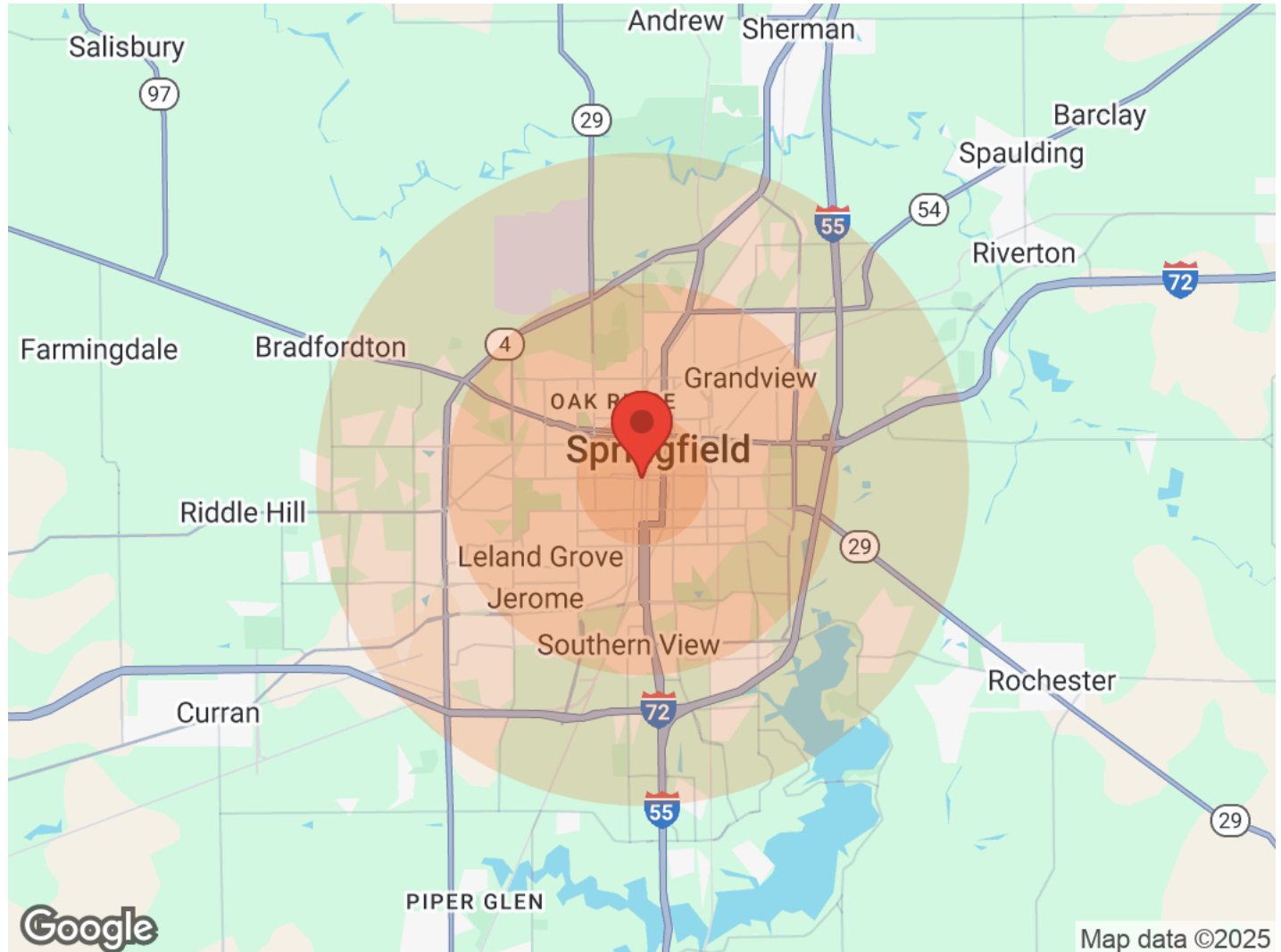


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,514	39,071	59,233	Median	\$33,419	\$36,077	\$41,349
Female	6,502	42,764	64,925	< \$15,000	1,441	6,953	8,334
Total Population	13,016	81,835	124,158	\$15,000-\$24,999	935	5,165	6,876
				\$25,000-\$34,999	992	5,146	6,962
				\$35,000-\$49,999	704	5,528	8,180
				\$50,000-\$74,999	920	6,330	9,936
				\$75,000-\$99,999	545	3,766	6,530
				\$100,000-\$149,999	288	2,482	5,109
				\$150,000-\$199,999	75	645	1,507
				> \$200,000	68	564	1,295
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,847	60,106	98,728	Total Units	7,380	42,565	62,433
Black	4,735	19,172	21,669	Occupied	6,143	37,936	56,699
Am In/AK Nat	4	25	32	Owner Occupied	2,351	21,782	36,156
Hawaiian	N/A	N/A	N/A	Renter Occupied	3,792	16,154	20,543
Hispanic	113	904	1,200	Vacant	1,237	4,629	5,734
Multi-Racial	784	4,328	5,348				

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PROFESSIONAL BIO

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Glen, the Founder and Broker of Garrison Group Inc., has been a prominent Central Illinois Real Estate broker, developer, and property manager for over 50 years.

Throughout his career, he has been involved in several notable projects like Fair Hills Mall, Sangamon Center, Parkway Pointe, Prairie Crossing, River Birch Senior Living, numerous medical facilities, free-standing restaurants, and office complexes in Springfield, Illinois as well as projects in Missouri, Iowa, and Arizona.

Glen has an impressive brokerage record, having served as the Past President of the Springfield Board of Realtors, an inductee into the Springfield Association of Realtors Hall of Fame, and a Realtor Emeritus with the National Association of Realtors. He has also served as the Past President of the Illinois Chapter of Real Estate Securities & Syndication Institute, and one of the initial CPM Certified Property Managers with the Institute of Real Estate Management. In 2017, Glen was honored with the Lifetime Achievement Award by The Greater Springfield Chamber of Commerce.

He is an active member of Lakeside Christian Church and a proud supporter of the University of Illinois Springfield Athletics. They have 2 adult children, 3 grandchildren and 2 great-grandchildren.