

I-72 AT WABASH

33.85 ACRES

, Springfield, IL 62711



GARRISON GROUP
KELLERWILLIAMS.



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GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703



Each Office Independently Owned and Operated

PRESENTED BY:

GLEN GARRISON

Broker / Founder

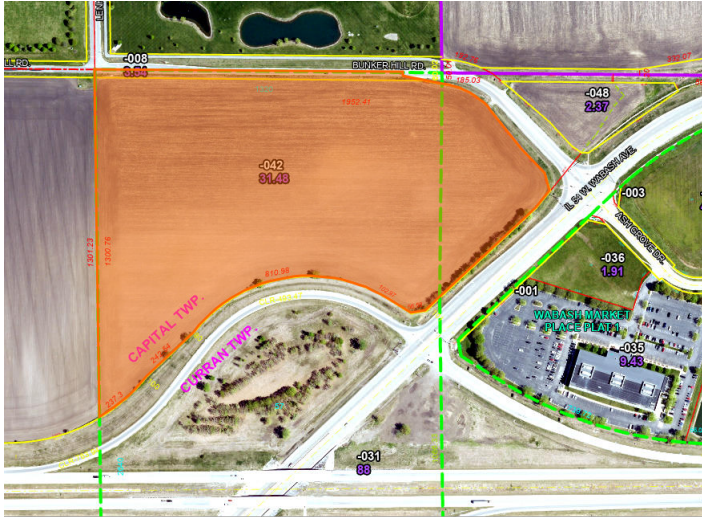
O: (217) 241-0202

C: (217) 816-2664

glen@garrisongroupinc.com

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LOCATION & HIGHLIGHTS



LOCATION INFORMATION

Building Name: I - 72 at Wabash
Street Address: Bunker Hill Road
City, State, Zip: Springfield, IL
County: IL - Sangamon
Market: Light Industrial
Sub-market: General Commercial District
Cross Streets: Wabash / Bunker Hill

LOCATION OVERVIEW

Priced at \$3,975,000 at 33.85 Acres

Located on the far West side of Springfield IL. Excellent location for visibility and easy access points in all directions. Popular Park nearby just located across the street on Bunker Hill Road. Up and coming area with lots of potential. Great location for companies to expand with a hub distribution



PROPERTY HIGHLIGHTS

- Direct Access off of I-72
- Zoned B-1 and I-1
- Excellent Visibility
- Excellent Access
- Stop light entry
- Utilities
- 18' water main along entire Wabash Frontage.



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October 24, 2024

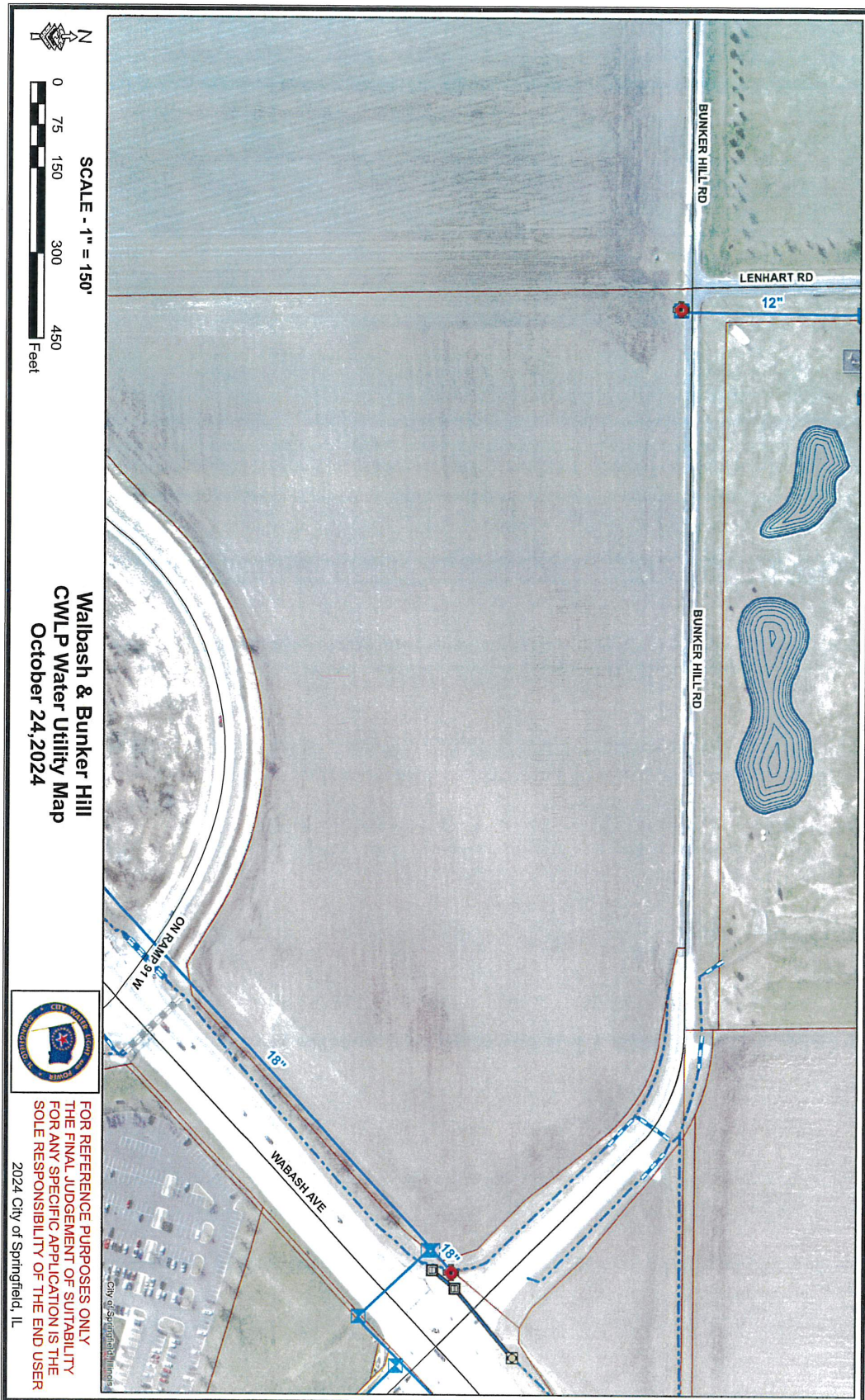
- Service Lateral
- Force Main
- Active - Others
- Main
- Sagehen County Water Reclamation District Active
- Mantle
- GPS
- SPRLO Storm Detention
- SPRLO Storm Culvert
- SPRLO Storm Open Drain
- SPRLO Storm Gratey Main
- SPRLO Storm Gratey Man
- SPRLO Storm Discharge Point
- SPRLO Storm Inlet
- SPRLO Storm Mantle
- SPRLO Sewer Lateral Lines
- SPRLO Gratey Main
- SPRLO Sewer Flang
- SPRLO Sewer Mantle
- JULIE Inwork
- Sanitary Sewer
- Main Flow Direction
- Image
- Red: Red
- Green: Green
- Blue: Blue

Scale: 0 0.05 0.1 0.2 mi / 0 0.07 0.15 0.3 km

1:9,028

San Joaquin Hills Water Reclamation Plant

Map Data: Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Sagehen County, Missouri Dept. of Conservation, Missouri DNR, ©



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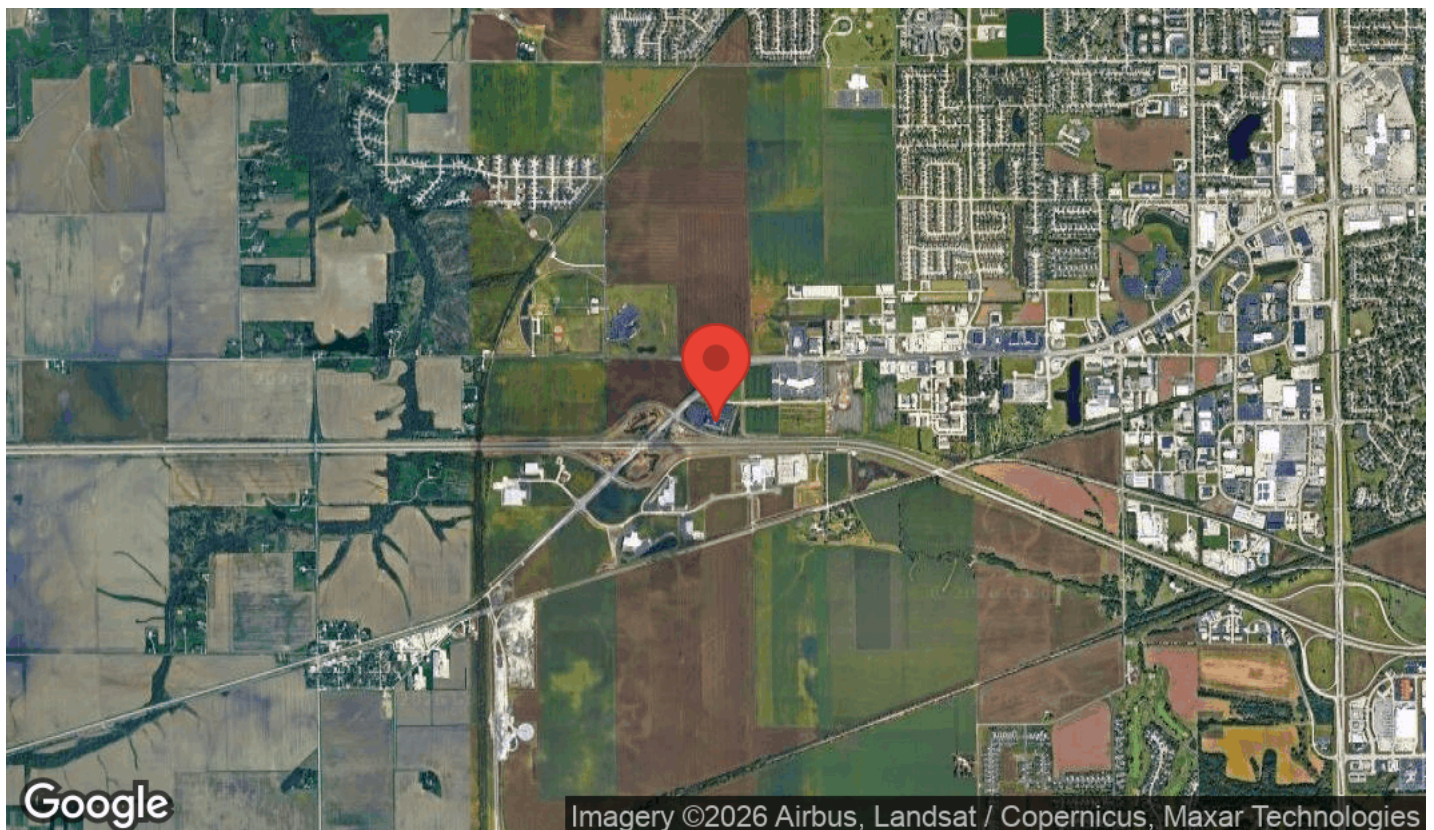
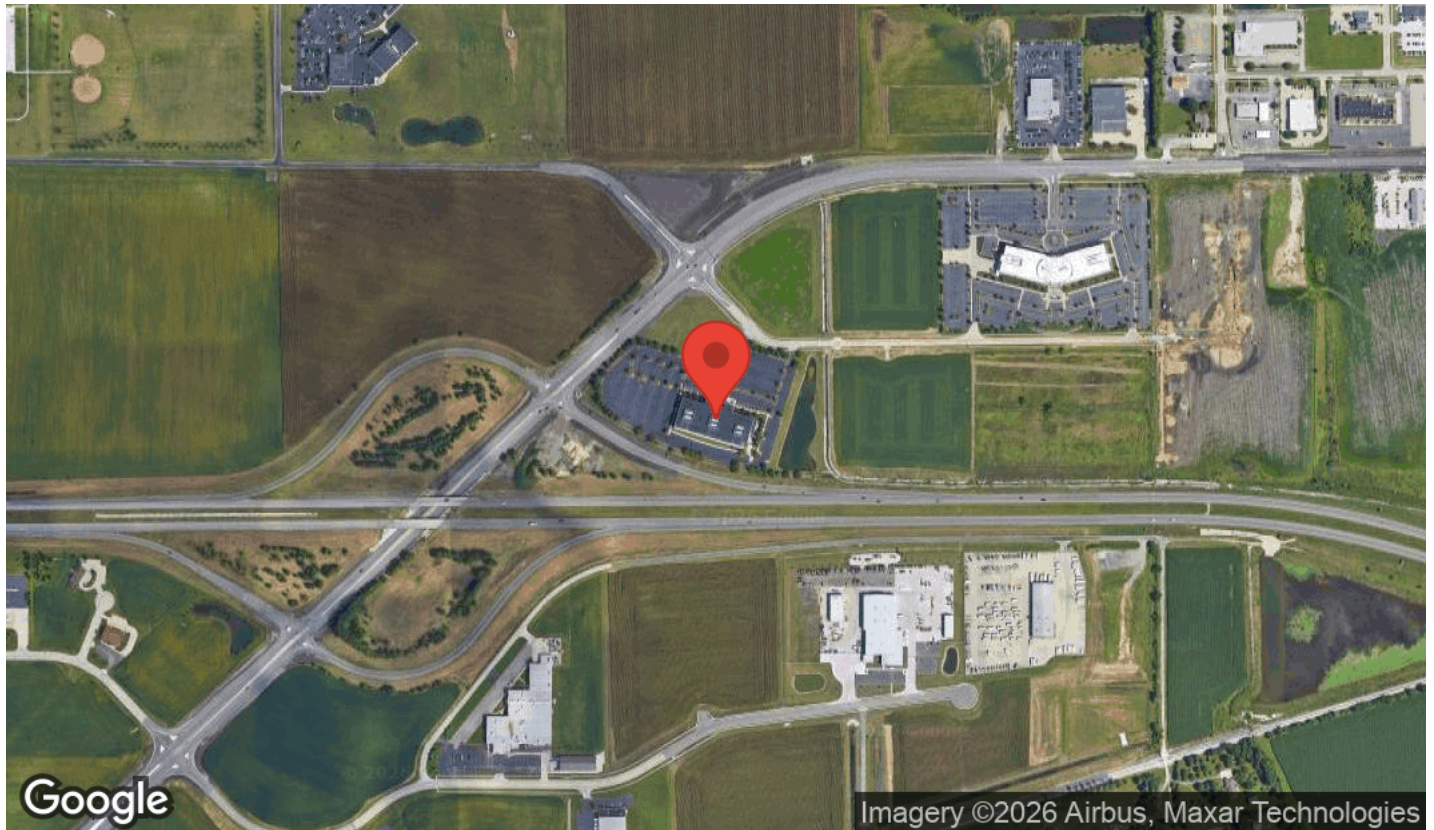


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LOCATION MAPS



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Buffalo Wild Wings



Bella Milano Springfield



Smoothie King



McDonald's



NASCAR Refuel Tenders & Burgers



IHOP



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Steakburgers



Papa Frank's



BUNN



Culver's



Colman's RV

Ash Grove & W. Wabash

Ash Grove @ Wells Fargo



Simplex, Inc. - Home Office



Altorfer CAT Rental - Springfield, IL

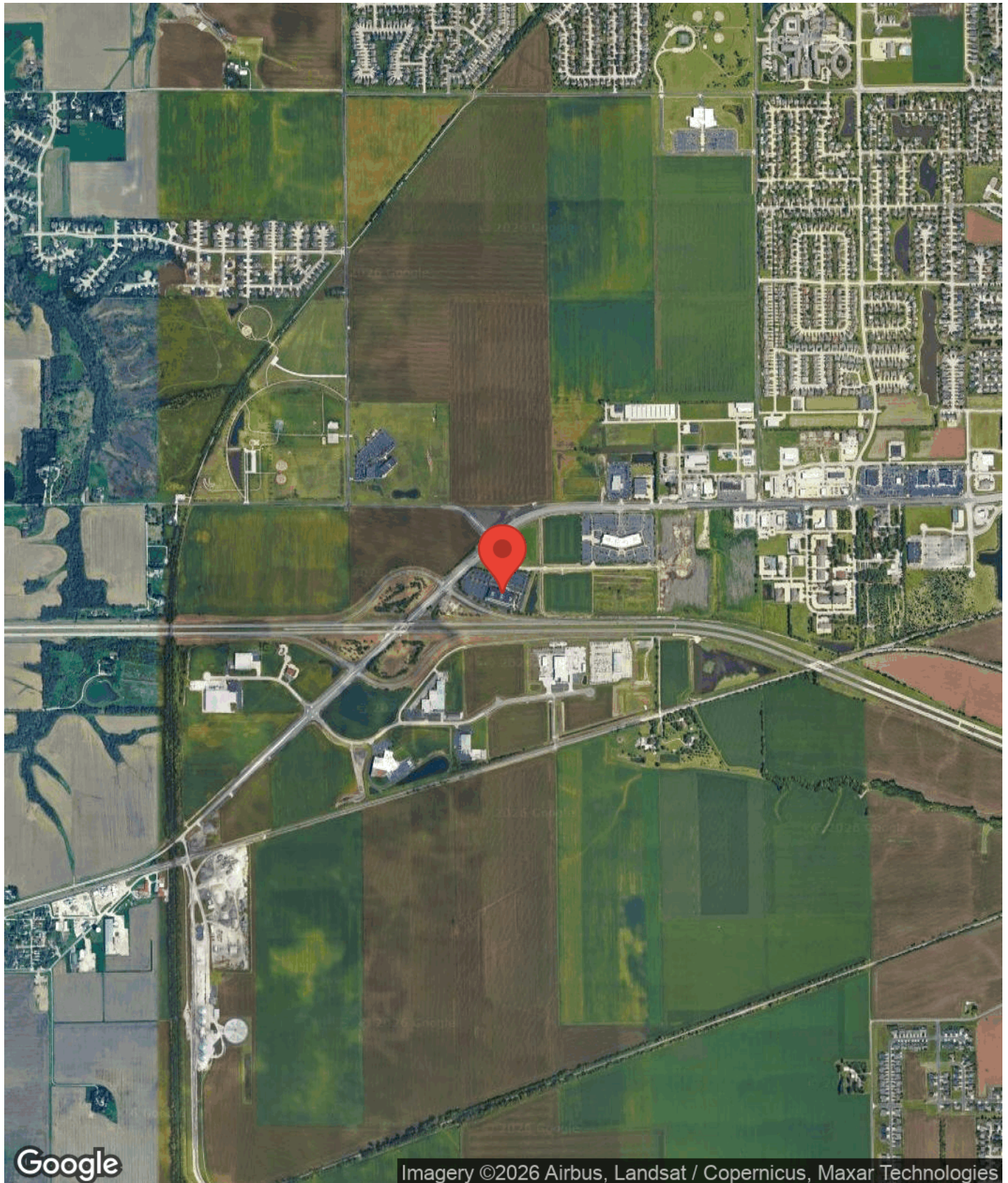


Firehouse Subs Meadowbrook Commons



COZ'S PIZZA & PUB

REGIONAL MAP



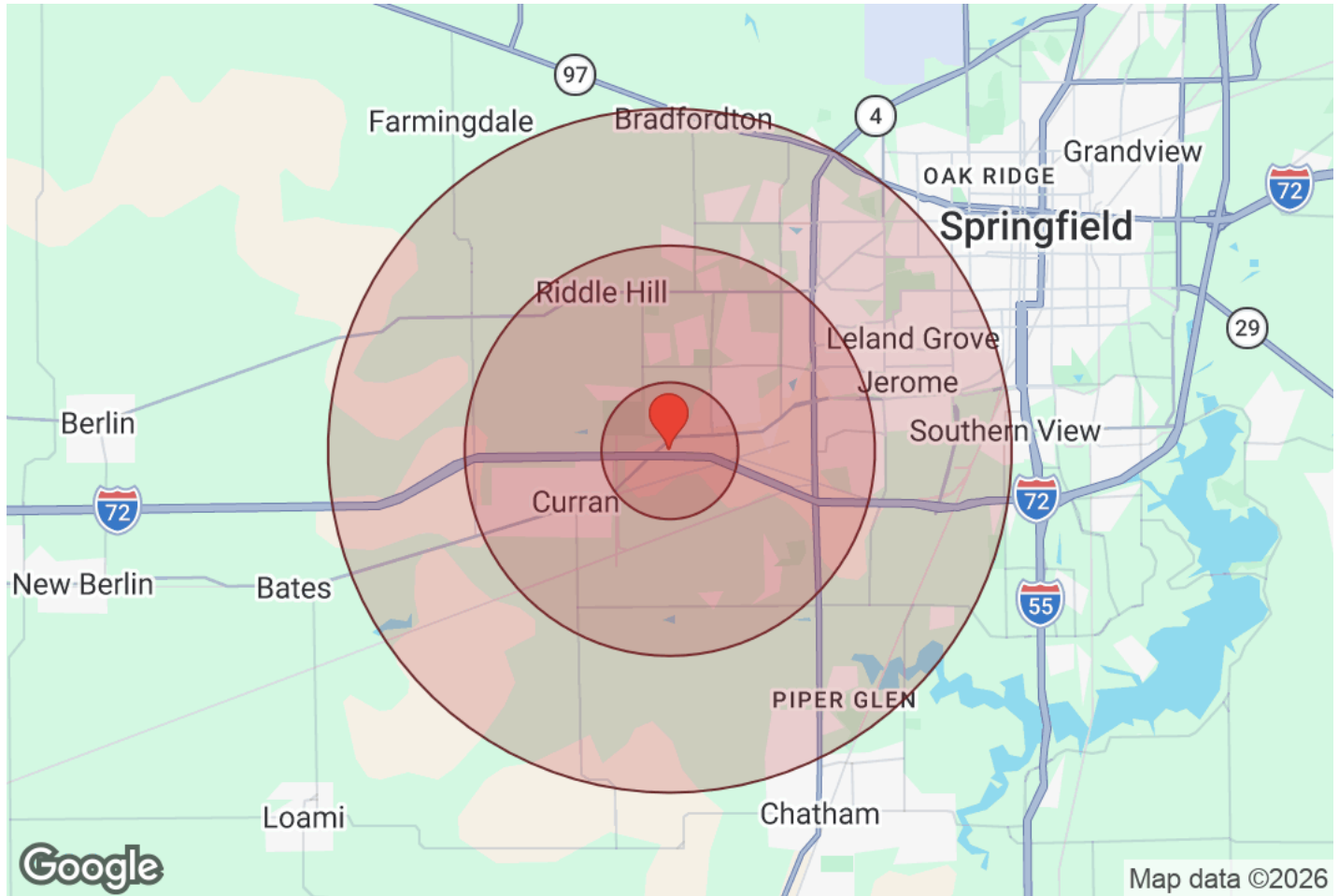
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DEMOGRAPHICS



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	422	9,737	27,617
Female	458	10,670	30,341
Total Population	881	20,408	57,958

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	641	15,975	44,245
Black	92	1,914	7,117
Am In/AK Nat	1	12	35
Hawaiian	N/A	N/A	6
Hispanic	27	633	2,023
Asian	103	1,437	3,054
Multiracial	17	422	1,420
Other	1	14	64

Housing	1 Mile	3 Miles	5 Miles
Total Units	436	9,898	29,391
Occupied	411	9,176	27,007
Owner Occupied	277	7,081	18,236
Renter Occupied	134	2,095	8,771
Vacant	25	721	2,384

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	134	3,140	9,547
Ages 15 - 24	105	2,056	6,477
Ages 25 - 54	332	6,596	20,872
Ages 55 - 64	110	2,714	7,114
Ages 65+	198	5,904	13,950

Income	1 Mile	3 Miles	5 Miles
Median	\$89,852	\$108,764	\$86,151
Under \$15k	26	438	1,781
\$15k - \$25k	15	233	1,428
\$25k - \$35k	15	382	1,511
\$35k - \$50k	41	828	2,880
\$50k - \$75k	73	1,339	4,347
\$75k - \$100k	60	1,005	3,487
\$100k - \$150k	53	1,992	5,202
\$150k - \$200k	63	1,180	2,918
Over \$200k	65	1,779	3,452

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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 3 great-grandchildren.