

LAND FOR SALE

TORONTO ROAD

501 TORONTO ROAD, SPRINGFIELD, IL 62711



FOR SALE

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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501 TORONTO ROAD



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EXECUTIVE SUMMARY

501 TORONTO ROAD



OFFERING SUMMARY

PRICE:	\$898,000
LOT SIZE:	5.23 Acres
PRICE / ACRE:	\$181,453
ZONING:	B-1
UTILITIES:	Available at site
APN:	22280400018

PROPERTY OVERVIEW

Excellent location next to I-55. Across the street is Road Ranger truck stop. You also have Route 66 Motorheads Bar & Grill across the street. Nearby is Lake of Springfield, Cracker Barrel, Wyndham Hotel and much more. Perfect location for a hotel, restaurant, C-Store, and more.

Property Details

5.2 acres of ready to develop land
Utilities at site.

Sitting at the interchange of I-55 and Toronto Rd.

I-55 at I-72 average daily traffic count: 52,200

I-72 at I-55 average daily traffic count: 34,700

Toronto Road at I-55 average daily traffic count:
13,400

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BUSINESS MAP

501 TORONTO ROAD



GARRISON GROUP
KELLER WILLIAMS



Baymont by Wyndham

Days Inn by Wyndham

Dollar General



Route 66 Motorheads Bar and Grill

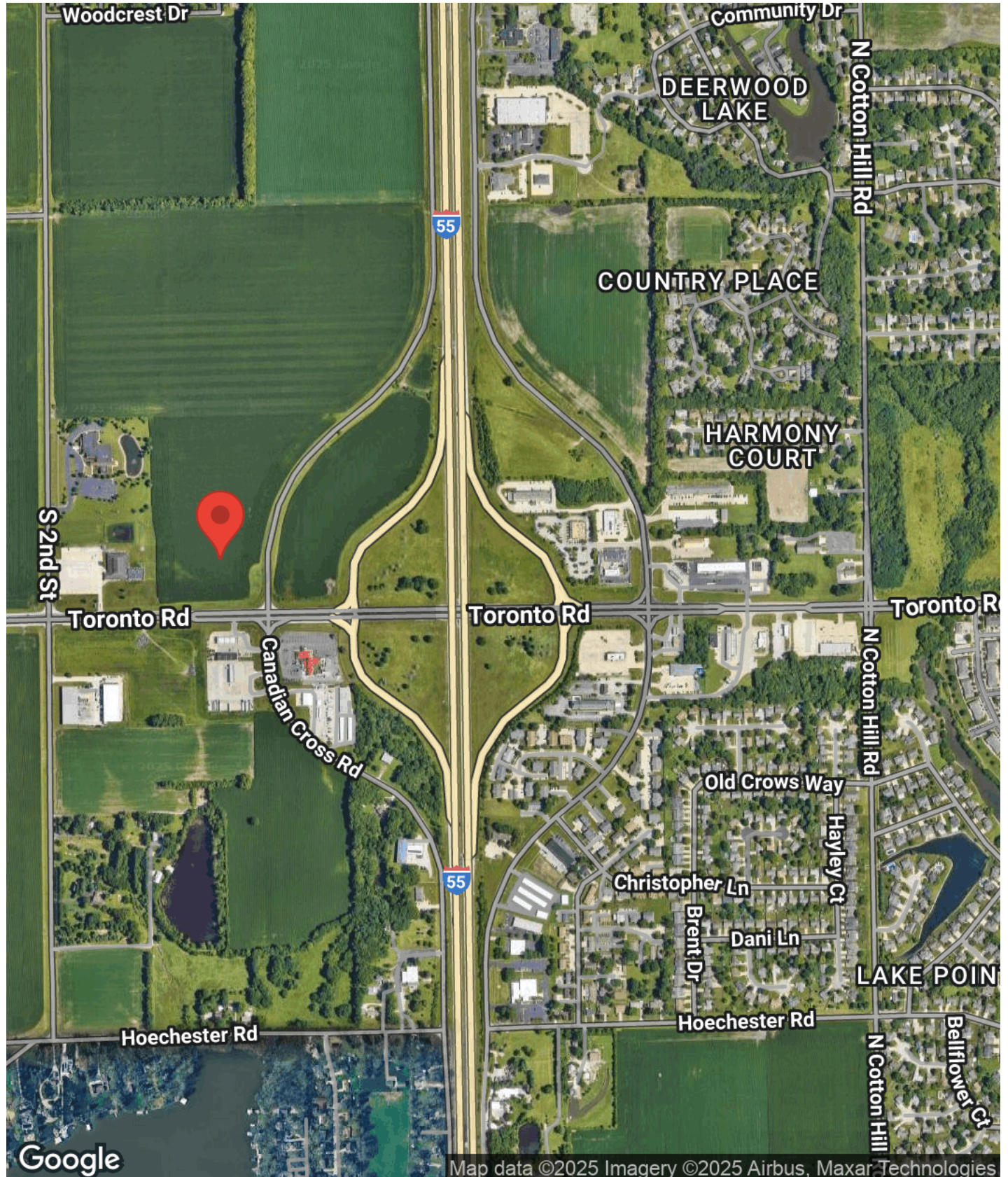
Qik-n-EZ



Snap Fitness

AERIAL MAP

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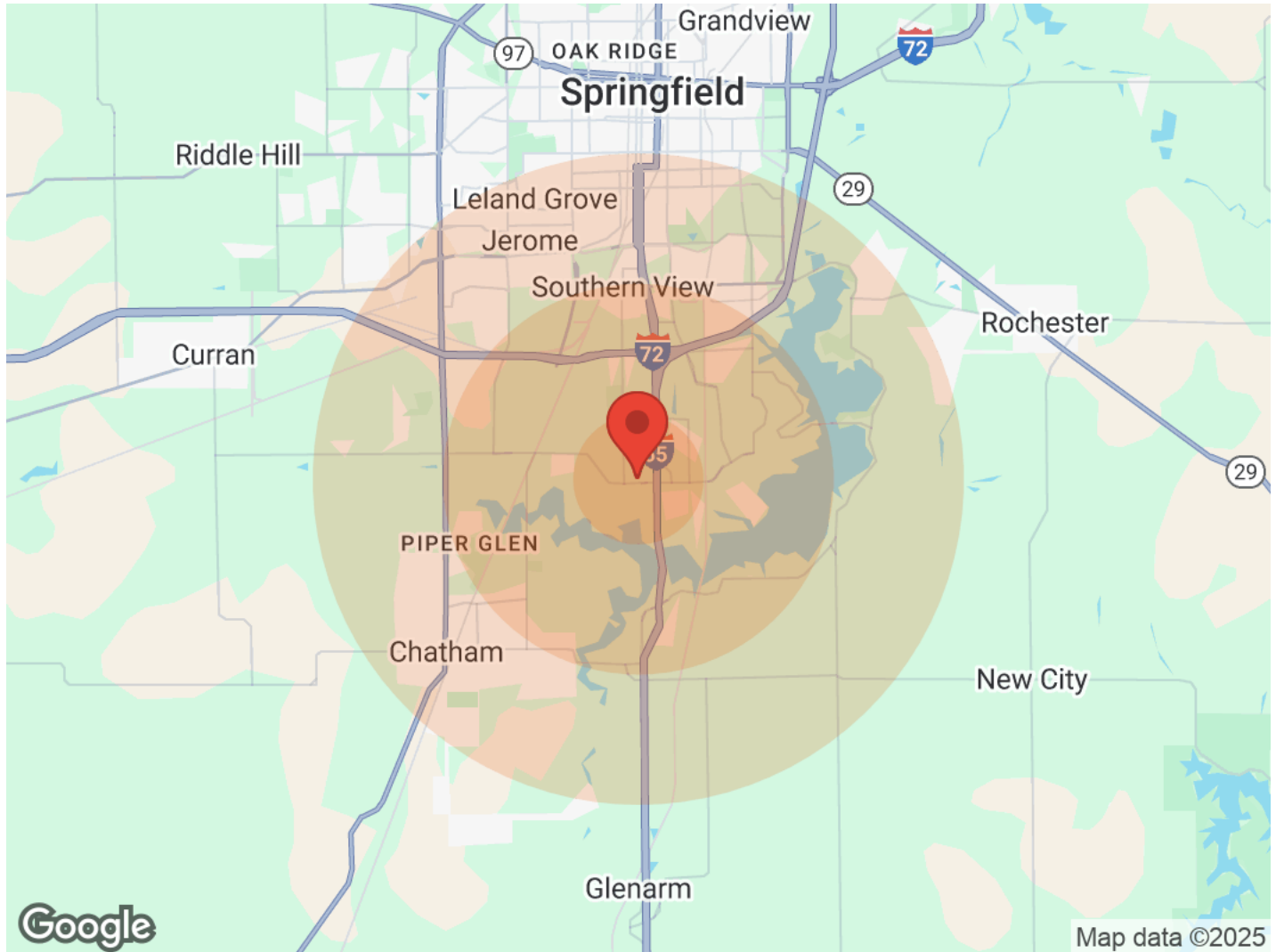


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	513	8,597	32,956	Median	\$63,016	\$61,536	\$50,121
Female	593	9,352	35,597	< \$15,000	22	647	2,901
Total Population	1,106	17,949	68,553	\$15,000-\$24,999	84	717	3,069
				\$25,000-\$34,999	41	684	3,266
				\$35,000-\$49,999	76	1,044	4,366
				\$50,000-\$74,999	280	1,715	5,562
				\$75,000-\$99,999	26	855	3,589
				\$100,000-\$149,999	58	1,143	3,889
				\$150,000-\$199,999	N/A	317	1,209
				> \$200,000	N/A	184	977
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	178	3,102	12,941	Total Units	668	7,752	31,667
Ages 15-24	102	2,215	9,090	Occupied	645	7,401	29,527
Ages 25-54	557	7,491	27,074	Owner Occupied	214	5,200	20,596
Ages 55-64	143	2,344	8,799	Renter Occupied	431	2,201	8,931
Ages 65+	126	2,797	10,649	Vacant	23	351	2,140
Race	1 Mile	3 Miles	5 Miles				
White	950	16,027	57,700				
Black	89	1,223	8,744				
Am In/AK Nat	N/A	4	17				
Hawaiian	N/A	N/A	N/A				
Hispanic	8	217	721				
Multi-Racial	16	670	2,528				

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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.