

OFFICE FOR SALE

315 N. 5TH ST.

315 NORTH 5TH STREET, SPRINGFIELD, IL 62701



FOR SALE

GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703



Each Office Independently Owned and Operated

PRESENTED BY:

LARRY SAPP

Broker

O: (217) 241-0202

C: (217) 306-4942

lsapp@garrisongroupinc.com

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315 NORTH 5TH STREET



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EXECUTIVE SUMMARY

315 NORTH 5TH STREET



OFFERING SUMMARY

PRICE:	\$249,000
BUILDING SF:	12,400
RENTABLE SF:	12,400
FLOORS:	1
LOT SIZE:	0.93 Acres
ZONING:	B-1
PARKING:	14

PROPERTY OVERVIEW

Nice building near Lincoln Library, downtown, and medical district. Could be a variety of uses, formerly offices for HSHS. There has been some interior vandalism of electric, plumbing, and HVAC rooftop units. Price reflects work needed. Currently 14 parking spaces, but more available nearby.



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PROPERTY PHOTOS

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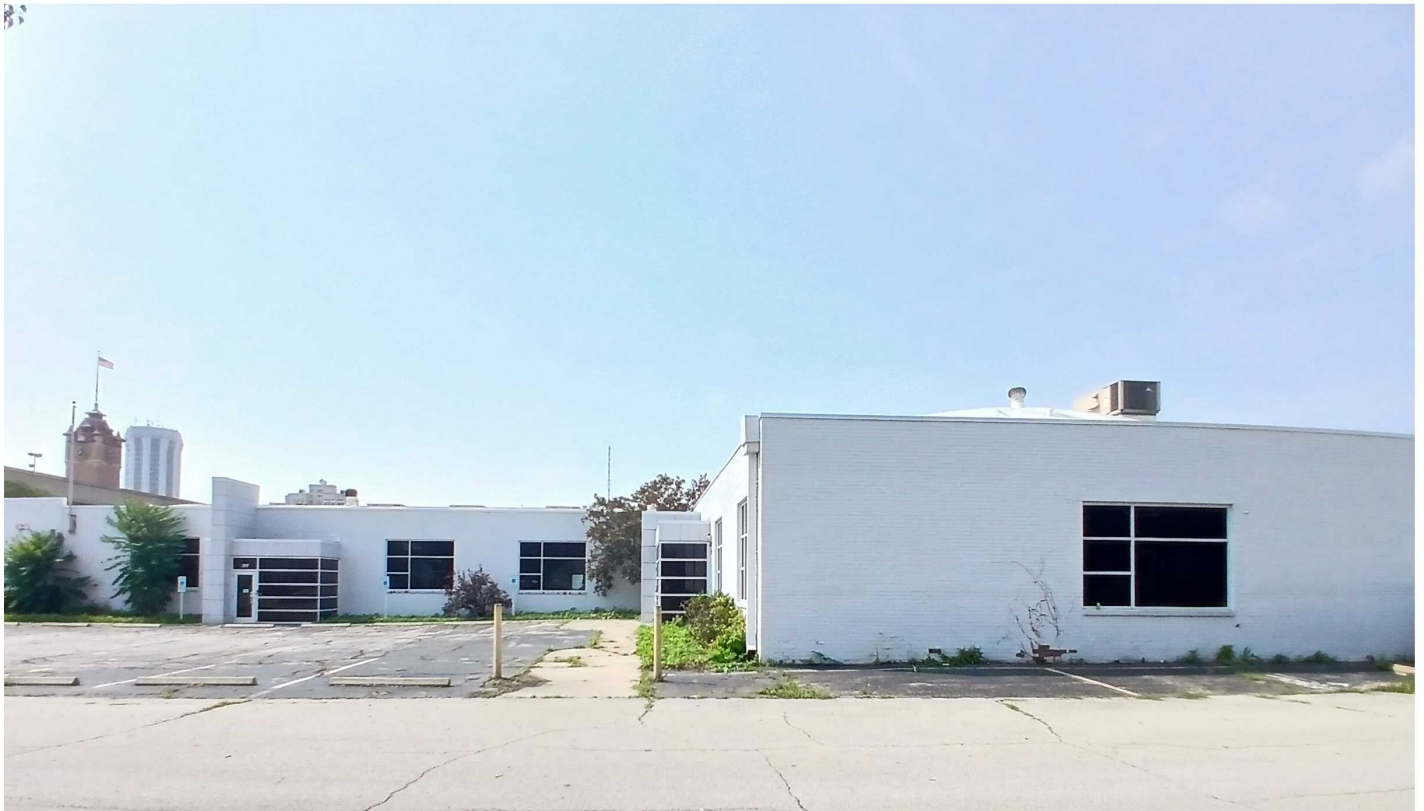
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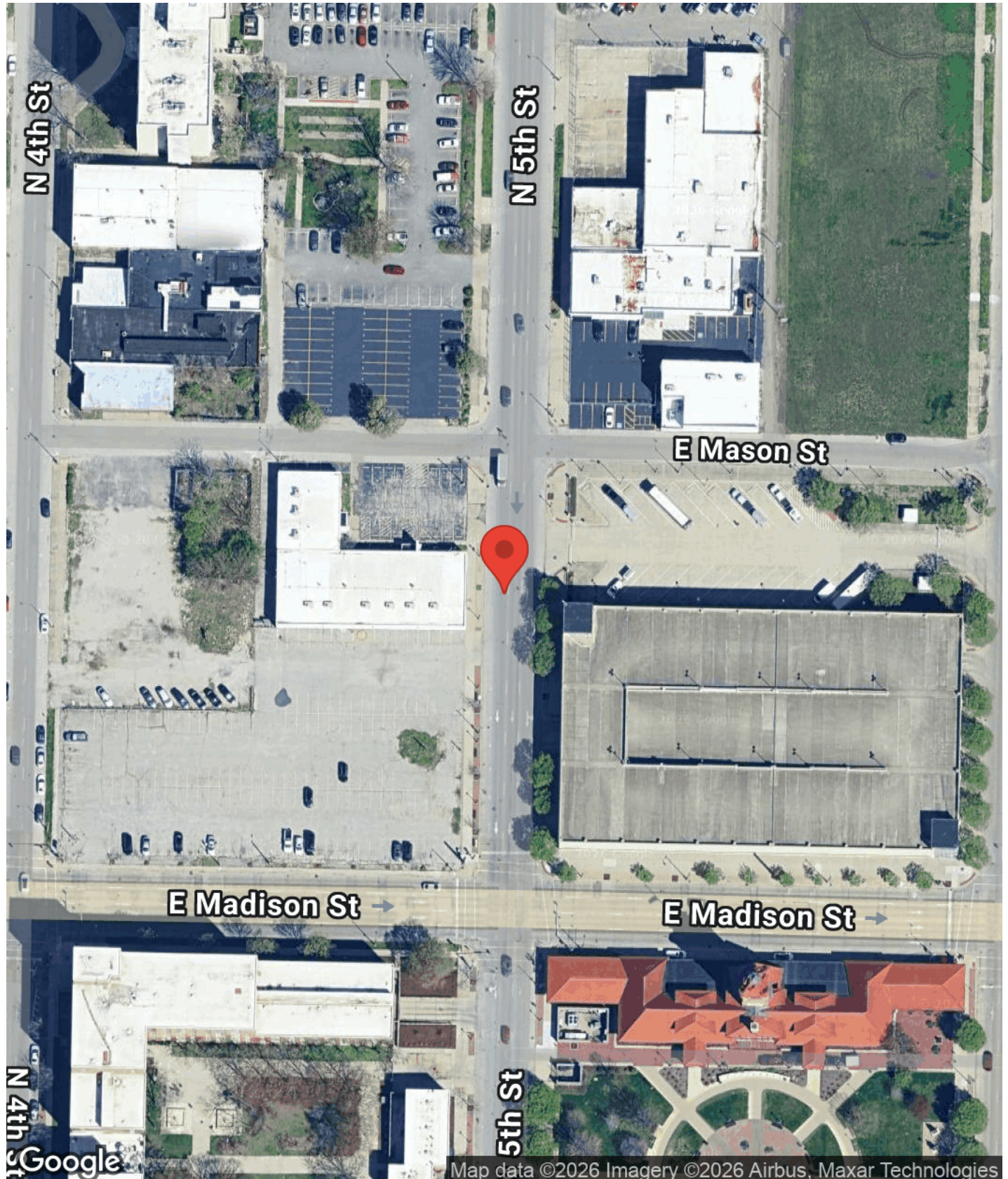
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AERIAL MAP

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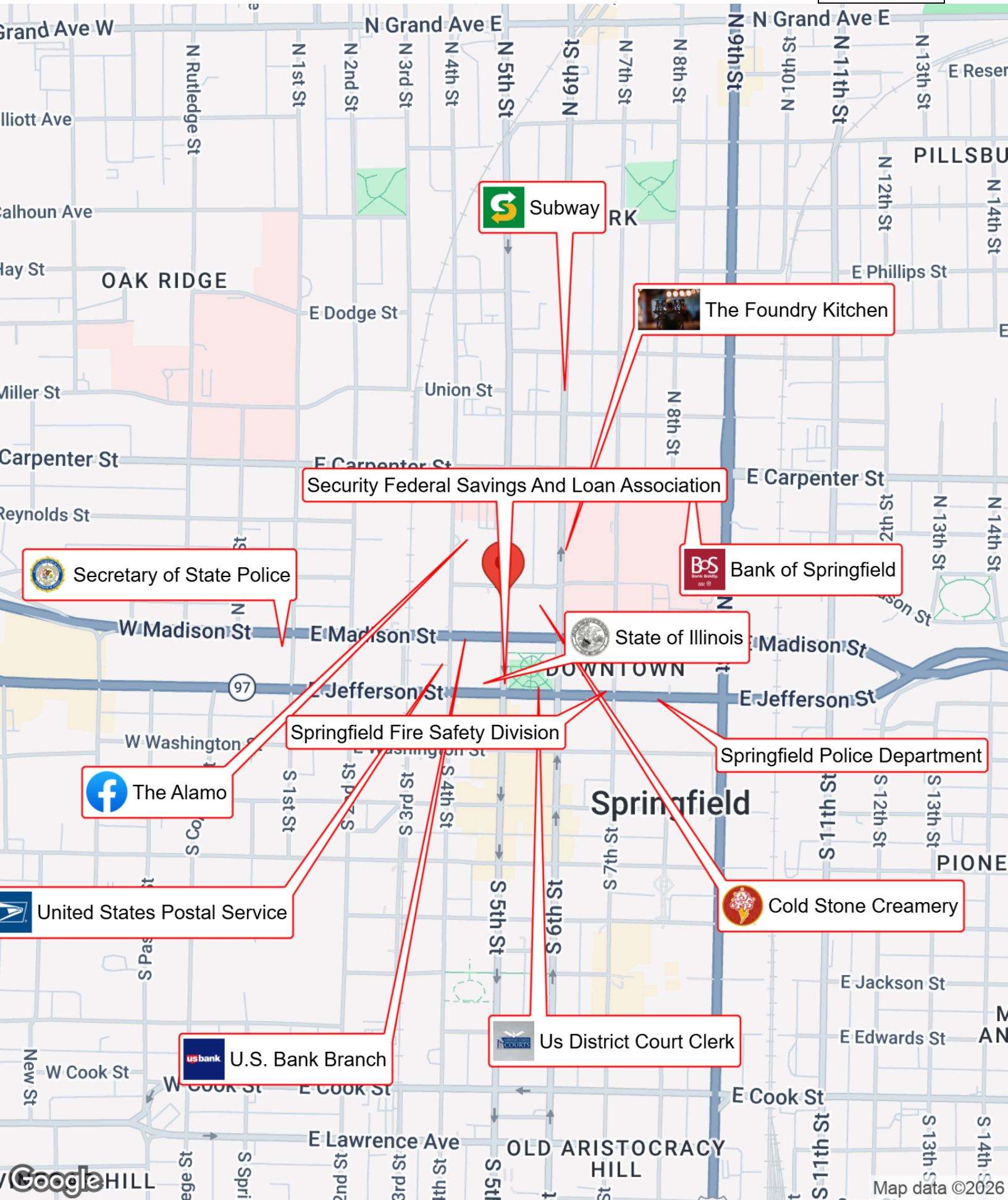


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BUSINESS MAP

315 NORTH 5TH STREET



Subway



The Foundry Kitchen

Security Federal Savings And Loan Association



Secretary of State Police



Bank of Springfield



State of Illinois

Springfield Fire Safety Division

Springfield Police Department



The Alamo



United States Postal Service



Cold Stone Creamery



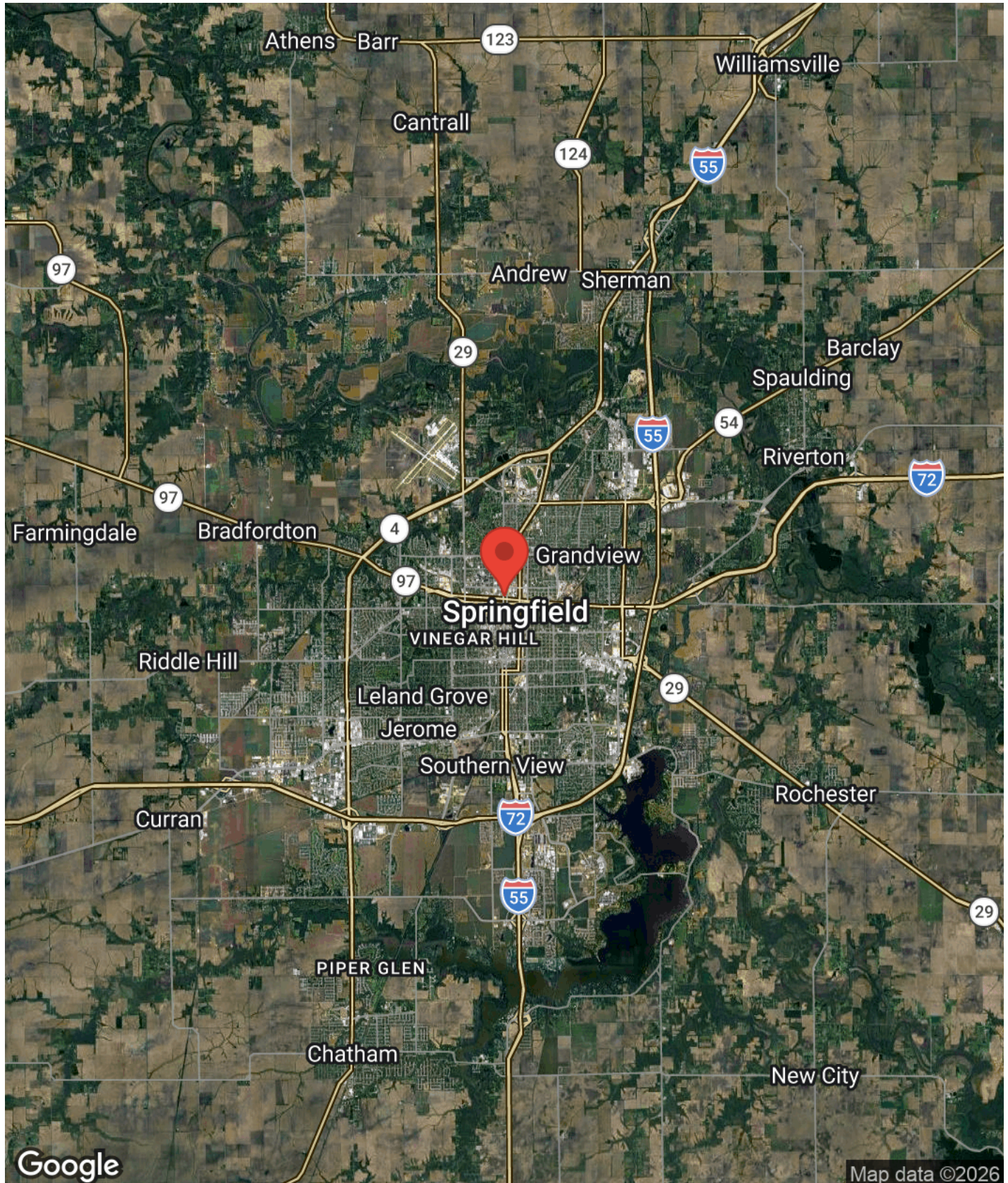
U.S. Bank Branch



Us District Court Clerk

REGIONAL MAP

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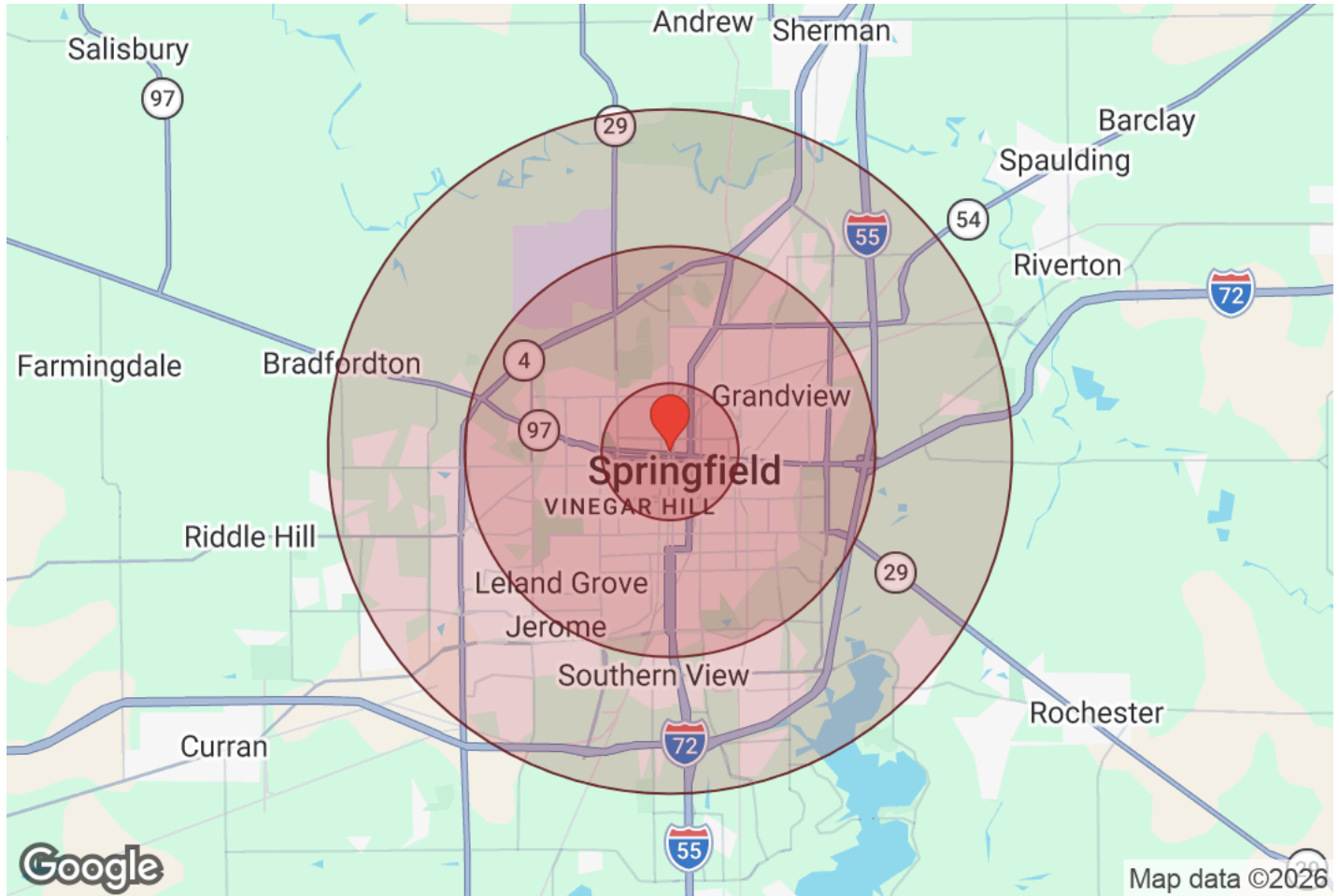
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DEMOGRAPHICS

315 NORTH 5TH STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,309	35,896	57,026
Female	5,220	37,421	59,681
Total Population	11,529	73,317	116,708

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,414	48,726	81,684
Black	3,942	18,183	24,287
Am In/AK Nat	18	88	117
Hawaiian	7	15	23
Hispanic	514	2,617	3,956
Asian	231	1,166	2,953
Multiracial	389	2,397	3,513
Other	17	117	175

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,240	38,190	59,640
Occupied	5,344	33,997	53,612
Owner Occupied	1,310	18,011	31,807
Renter Occupied	4,034	15,986	21,805
Vacant	896	4,194	6,029

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,911	13,290	20,262
Ages 15 - 24	1,592	9,117	14,347
Ages 25 - 54	4,990	29,235	44,288
Ages 55 - 64	1,486	9,046	14,557
Ages 65+	1,550	12,629	23,252

Income	1 Mile	3 Miles	5 Miles
Median	\$37,254	\$52,807	\$62,168
Under \$15k	1,296	5,180	6,586
\$15k - \$25k	493	2,889	3,970
\$25k - \$35k	764	3,309	4,459
\$35k - \$50k	818	4,855	6,800
\$50k - \$75k	875	5,967	9,539
\$75k - \$100k	392	3,919	6,582
\$100k - \$150k	396	4,728	8,793
\$150k - \$200k	172	1,792	3,483
Over \$200k	138	1,359	3,398

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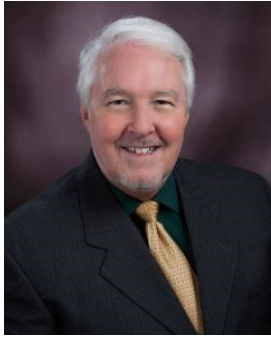
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PROFESSIONAL BIO

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LARRY SAPP Broker



Larry Sapp is a commercial and residential real estate broker at Garrison Group. Larry leverages decades of real estate experience to benefit our clients and their transactions.

Larry began his professional real estate career in 1975 with Lincoln Land Development where he later served as president and managing broker. During his career he has been active in commercial brokerage, leasing, and development. He served as an Area Director for Wings Etc., Hickory River Smokehouse, and Quiznos, managing territories throughout Illinois and the Midwest. Larry earned the Graduate, REALTOR® Institute designation, equipping him to provide exceptional service to his clients. He is a member of the National Association of Realtors, the Illinois Association of Realtors, and the Capital Area Association of Realtors.

Larry and his wife have 3 adult children, 24 grandchildren, and 5 great-grandchildren. He is a die-hard Chicago Cubs fan.

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