

FOR SALE

2661 S. VETERANS

2661 SOUTH VETERANS PARKWAY, SPRINGFIELD, IL 62703



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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EXECUTIVE SUMMARY

2661 SOUTH VETERANS PARKWAY



OFFERING SUMMARY

PRICE:	\$1,695,000
BUILDING SF:	3500 SF
OCCUPANCY:	100%
FLOORS:	1
LOT SIZE:	0.48 AC
YEAR BUILT:	2010
BUILDING CLASS:	A
ZONING:	S-2
PARKING:	Ample Parking

PROPERTY OVERVIEW

Premium location property! Located in Springfield's southwest retail corridor. High traffic count on both Veterans Parkway and Wabash Avenue. Surrounded by mix of high-quality retail and restaurants. Current tenant in place with a long term lease. Further detail available upon signing of confidentiality agreement.



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PROPERTY PHOTOS

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LOCATION MAPS

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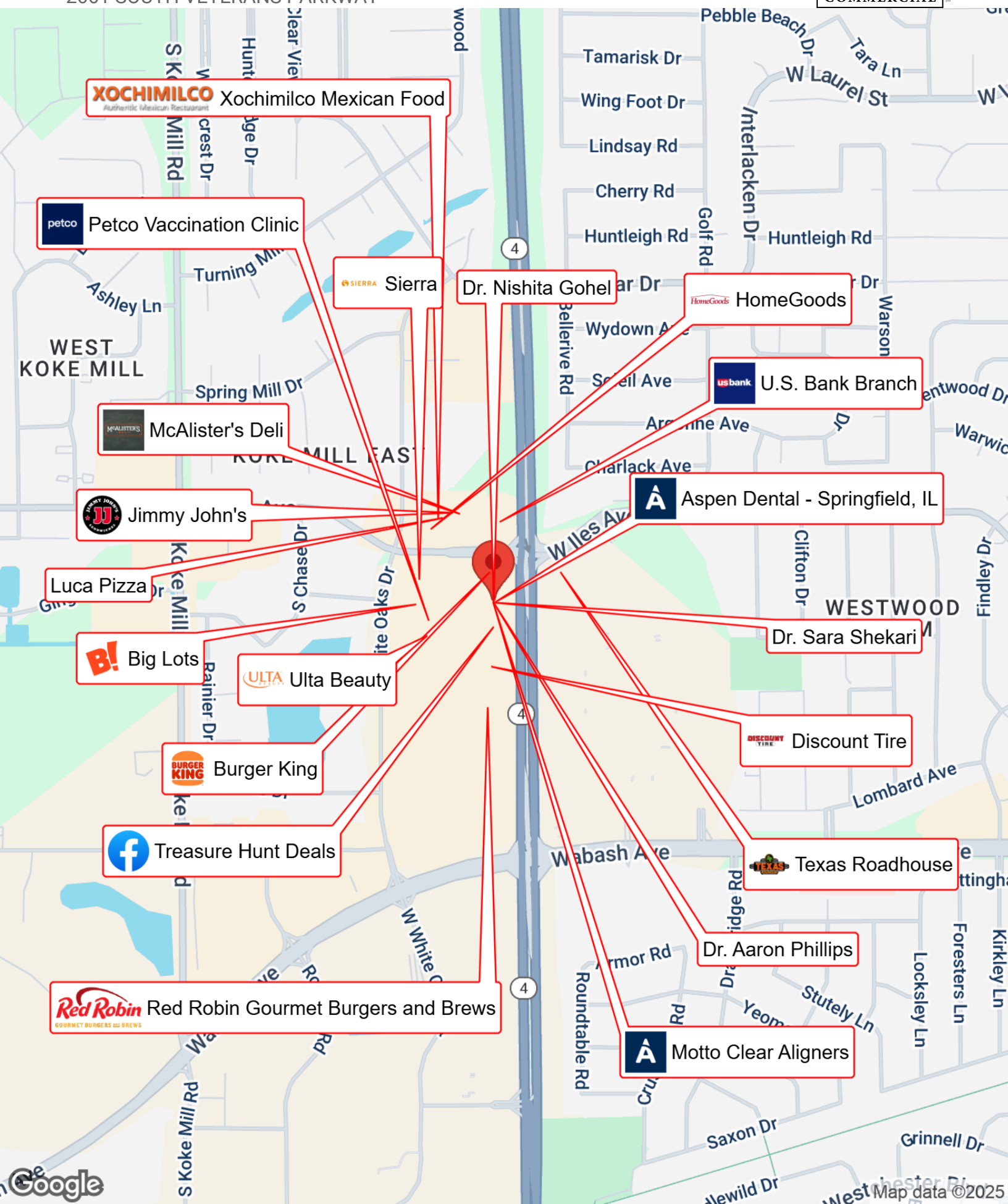
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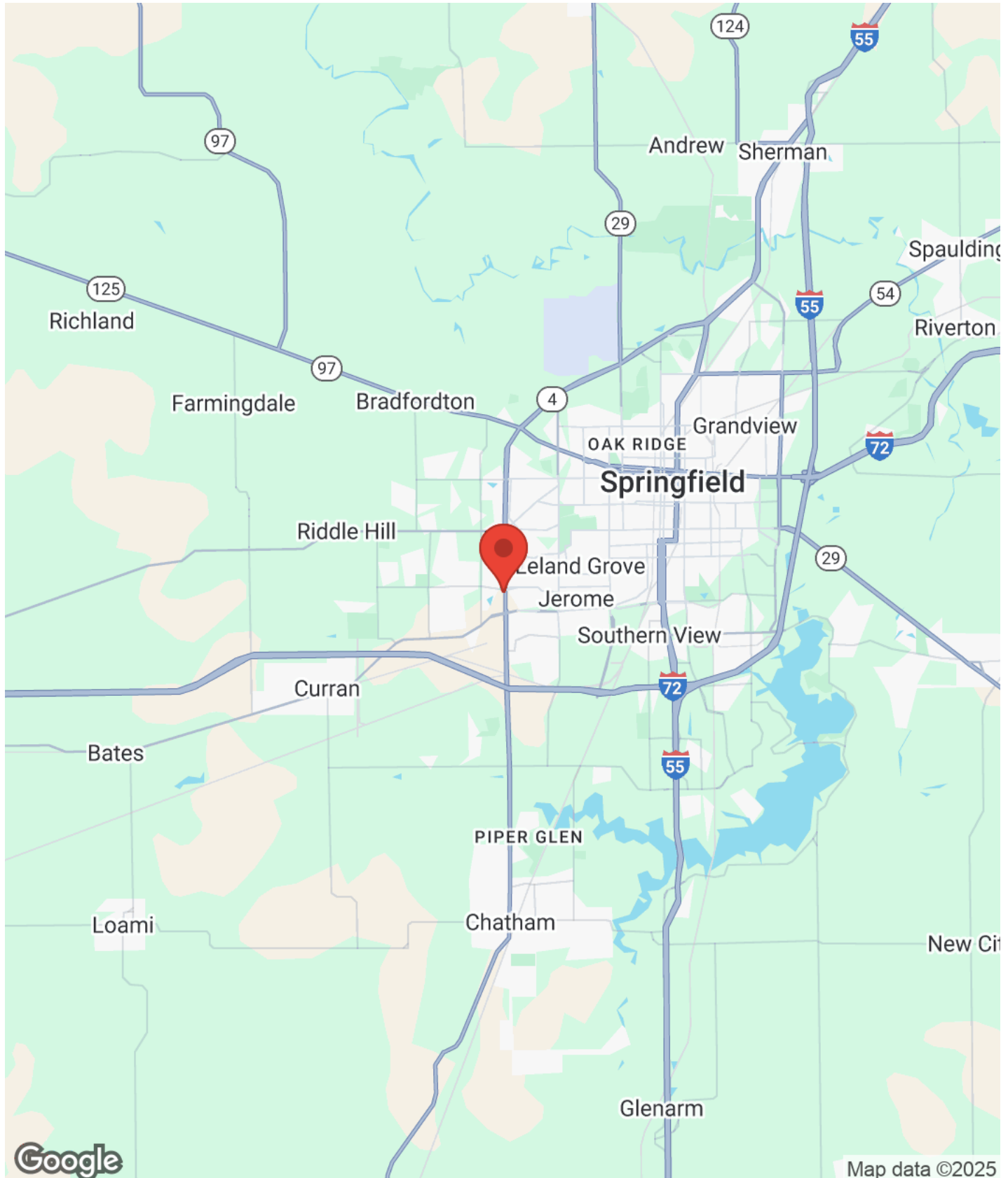
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REGIONAL MAP

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AERIAL MAP

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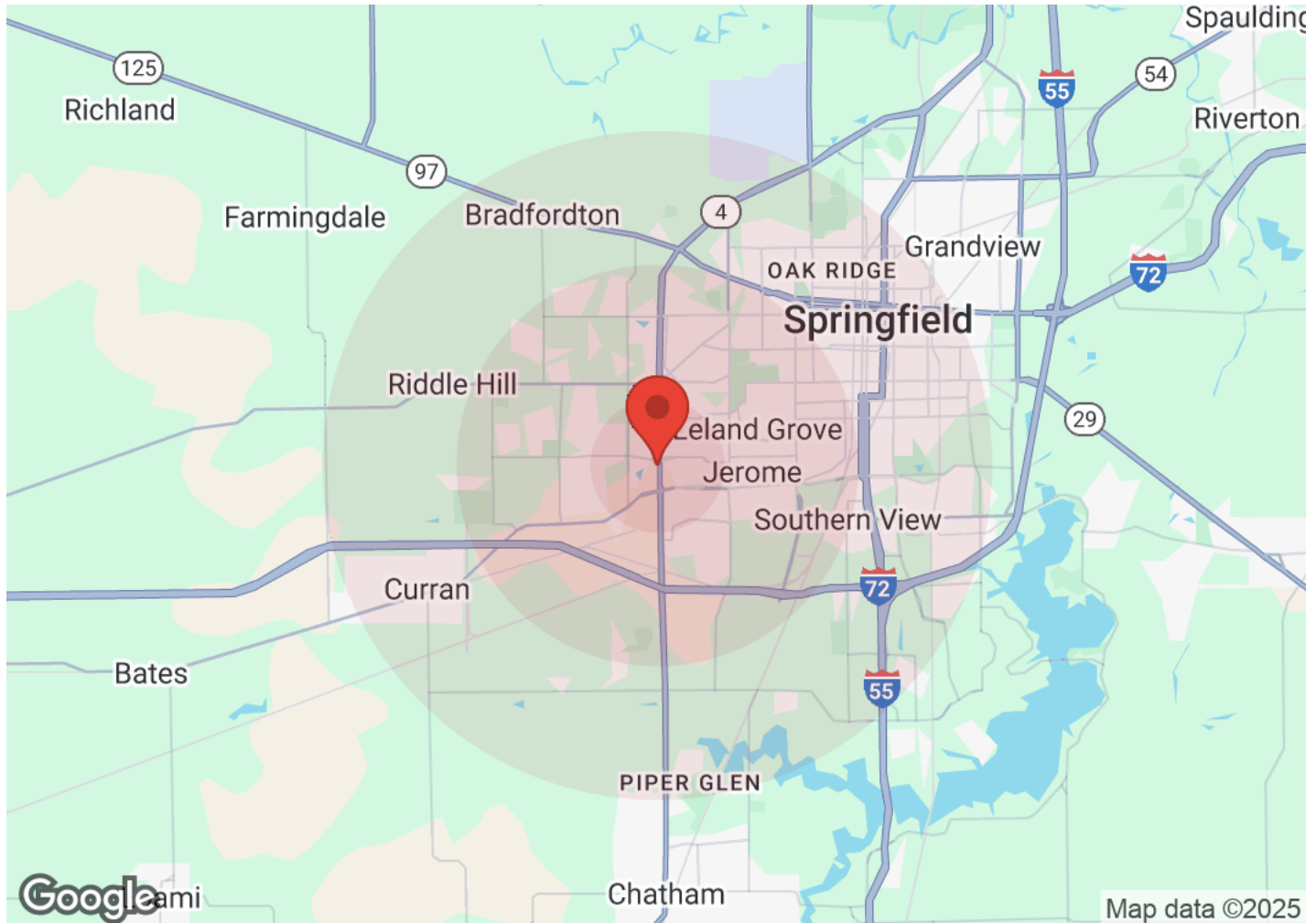
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,481	26,285	49,141	Median	\$99,682	\$79,060	\$64,759
Female	3,887	28,934	51,376	< \$15,000	187	1,935	5,560
Total Population	7,368	55,219	100,517	\$15,000-\$24,999	76	1,514	3,130
				\$25,000-\$34,999	177	1,612	3,603
				\$35,000-\$49,999	382	2,928	5,735
				\$50,000-\$74,999	513	4,615	8,290
				\$75,000-\$99,999	426	3,082	5,209
				\$100,000-\$149,999	924	5,140	7,451
				\$150,000-\$199,999	329	2,446	3,354
				> \$200,000	497	2,937	3,936
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,082	8,929	17,291	Total Units	3,813	28,593	51,325
Ages 15-24	651	6,240	12,394	Occupied	3,510	26,210	46,269
Ages 25-54	2,282	20,149	37,967	Owner Occupied	2,681	17,079	27,070
Ages 55-64	933	6,936	12,784	Renter Occupied	829	9,131	19,199
Ages 65+	2,419	12,965	20,080	Vacant	304	2,383	5,055
Race	1 Mile	3 Miles	5 Miles				
White	5,934	42,204	69,990				
Black	623	7,311	20,877				
Am In/AK Nat	4	33	90				
Hawaiian	N/A	6	20				
Hispanic	190	1,839	3,438				
Asian	462	2,374	3,156				
Multi-Racial	147	1,392	2,814				
Other	7	66	131				

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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.