



**LOCATION.**  
commercial real estate

# 2631 N. DIRKSEN PKWY

SPRINGFIELD, IL



**SITE**



N. Dirksen Pkwy 26,594 (2023)

E. Sangamon Ave 16,700 (2022)





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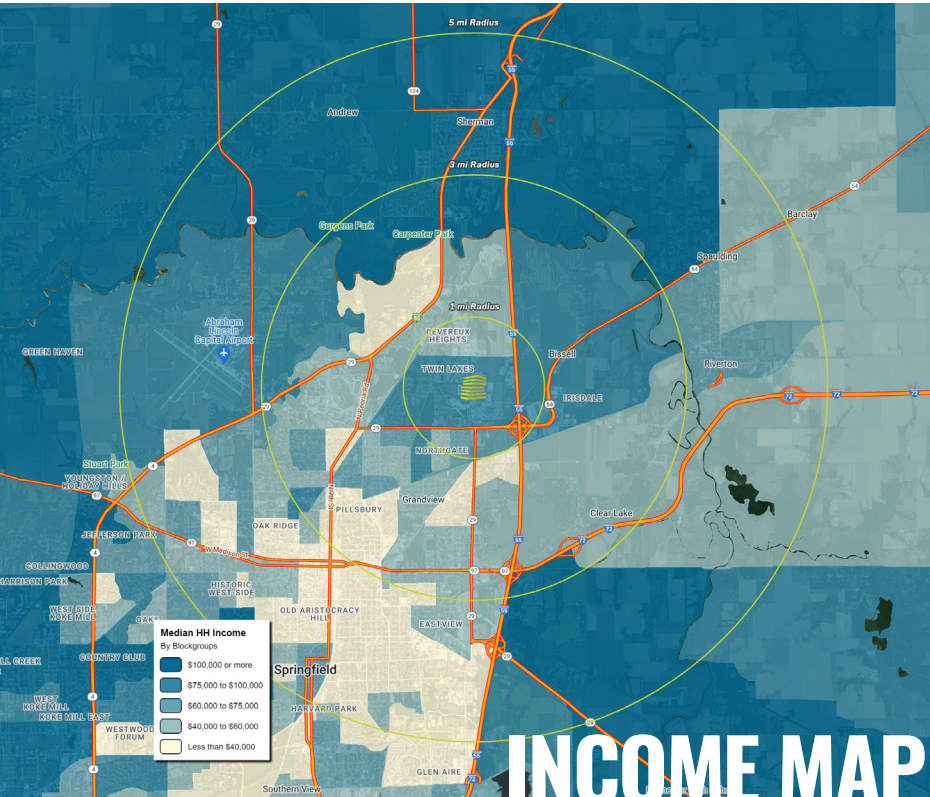
## NEIGHBORHOOD VIBE

JOE LODES

ALEX APTER

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314.818.1562 (OFFICE)  
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Springfield, Illinois is the state capital of Illinois, the county seat of Sangamon County, and the state's 6th most populous city. Springfield, is well known for being the home of Abraham Lincoln, who lived there from 1837-1861. Major tourist attractions include multiple sites connected with Lincoln including his presidential library and museum, his home, and his tomb at Oak Ridge Cemetery. Another popular attraction in Springfield includes the Dana-Thomas House, a home containing the largest collection of site-specific, original Frank Lloyd Wright art glass and furniture. Frank Lloyd Wright also designed the library at the Lawrence Education Center in Springfield. Other popular sites include the Elijah Iles House, the Illinois State Museum, the Illinois State Military Museum, and the Springfield and Central Illinois African-American History Museum, to name a few.

Many of the jobs in Springfield center around state government. The State of Illinois is the city and county's largest employer, employing 17,500 people across Sangamon County. Other major employers include Memorial Medical Center (5,854), St. John's Hospital (3,096), Springfield Public Schools (2,095) and Springfield Clinic LLP (2,039).

The University of Illinois at Springfield (UIS), one of three universities in the U of I system, is located on the southeast side of the city and has an enrollment 4,956 graduate and undergraduate students. Just south of UIS is Lincoln Land Community College, which serves over 13,800 individuals annually. Springfield is also home to the Southern Illinois University School of Medicine - Springfield Campus (285 students).



ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				<u>3,406</u>	<u>27,816</u>	<u>70,891</u>
				<u>1,494</u>	<u>12,214</u>	<u>31,207</u>
				<u>\$99,425</u>	<u>\$70,957</u>	<u>\$76,103</u>



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## MARKET AERIAL

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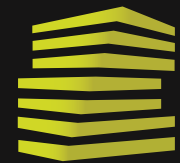
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- 1.38 ACRES AVAILABLE FOR GROUND LEASE IN SPRINGFIELD, IL
- LOCATED ON NORTH DIRKSEN PARKWAY WITH DAILY TRAFFIC EXCEEDING 25,000 VEHICLES
- SURROUNDED BY POPULAR RETAILERS LIKE ALDI (253.1K ANNUAL VISITS), WALMART (2.3M ANNUAL VISITS), LOWE'S (368.2K ANNUAL VISITS), MENARDS (763.7K ANNUAL VISITS), AND FARM & HOME SUPPLY (299.3K ANNUAL VISITS)  
\* VISITOR DATA PROVIDED BY PLACER.AI
- CALL BROKER FOR MORE DETAILS
- OWNER UNDER CONTRACT



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