



719 W Jefferson St

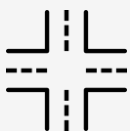
Springfield, IL 62702

FOR LEASE | CONTACT BROKER FOR PRICING



Property Highlights

Join Harbor Freight Tools in the redevelopment of 719 W Jefferson



High-Visibility Location

Hard-corner property with excellent visibility along W. Jefferson Street, a high-traffic retail corridor leading directly into Downtown Springfield.



Flexible Options

- Approximately 24,000 SF remaining for a single user, or landlord will demise space for multiple uses.
- Pad opportunity also available at the intersection of Walnut and Jefferson with over 24,000 VPD.
- Pad is ideal for QSR, Oil Change, Coffee or Financial Services building.



Signalized Access

Signalized intersection at W. Jefferson Street and N. Walnut Street, with two points of ingress/egress for easy in-and-out access.



Strong Co-Tenancy

Ace Hardware, AutoZone, McDonald's, and Burger King nearby, just minutes from Springfield's Mid-Illinois Medical District (Memorial Medical Center, HSHS St. John's Hospital, and SIU School of Medicine)



Ample Parking

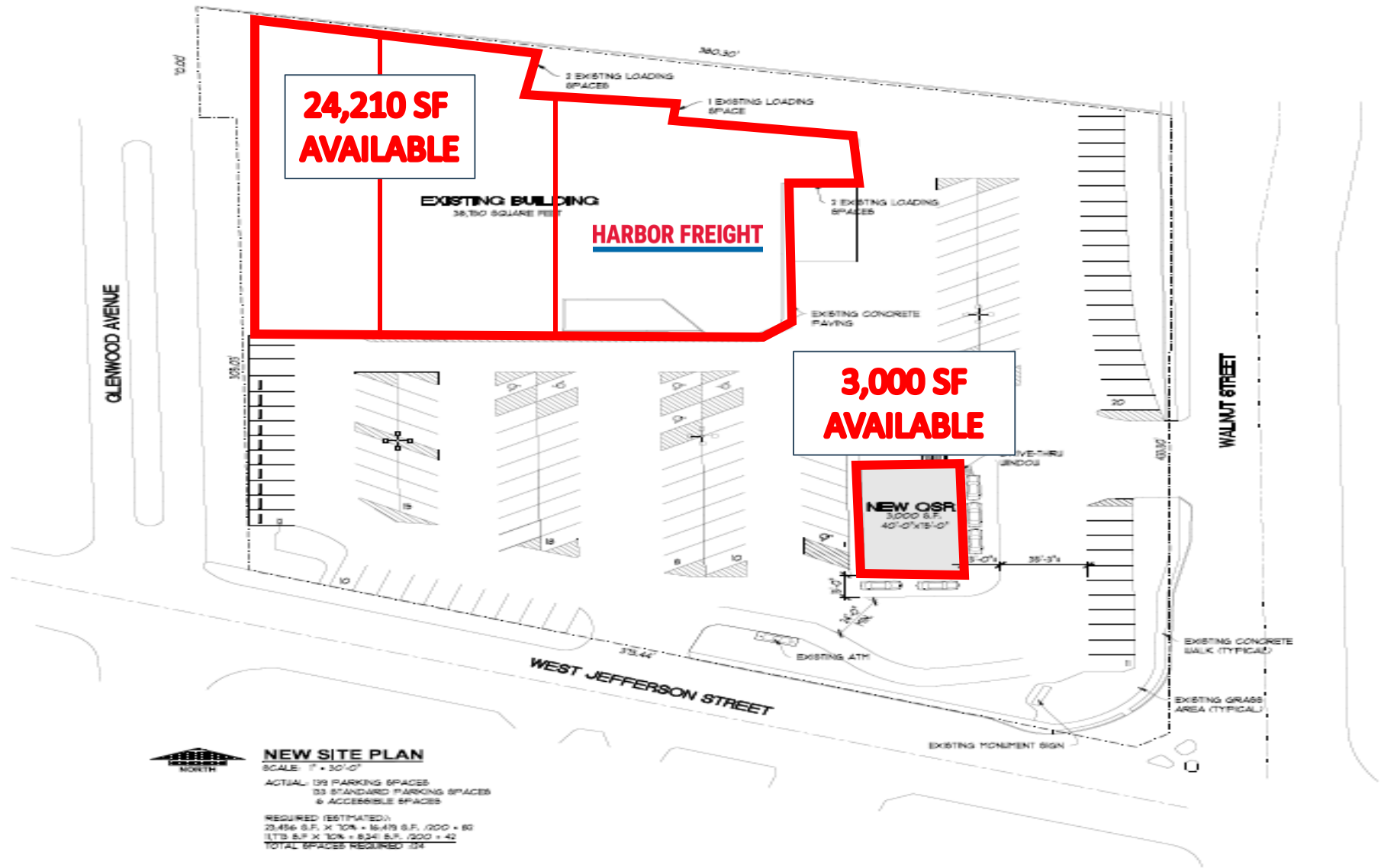
121 on-site parking spaces across 3.37 acres, delivering a generous parking ratio well suited to retail, medical, or service tenants.



Growing Trade Area

Positioned minutes from Downtown Springfield and directly adjacent to the Mid-Illinois Medical District, drawing consistent daily traffic from area hospitals, SIU School of Medicine, and national retailers.

Site Plan





1 Mile | 3 Miles | 5 Miles



Population

12,786 | 74,089 | 116,758



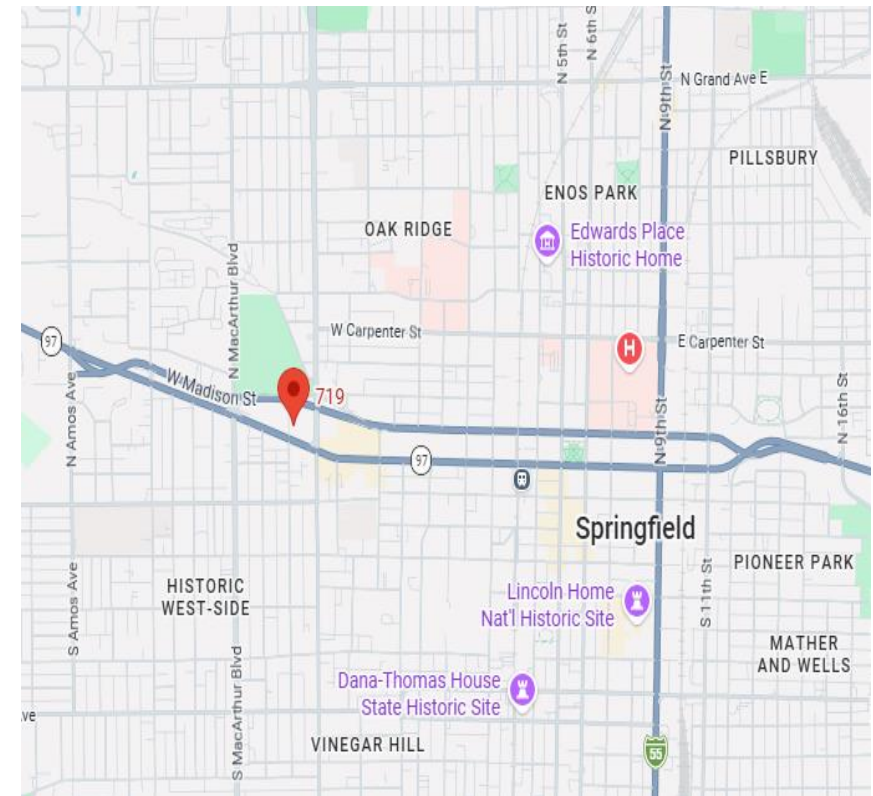
Households

6,272 | 34,750 | 53,560



Median Household Income

\$44,514 / \$56,353 / \$62,972



Retail Trade Area & Traffic Counts



12,900 AADT

W JEFFERSON ST

8,250 AADT

WALNUT ST

5 Miles

to HWY 55 Interchange

Trade Area Profile



Location

Central and Accessible

- Hard-corner site at W. Jefferson Street & N. Walnut Street, minutes from Downtown Springfield and the Illinois State Capitol.
- Convenient access to I-55/I-72, an SMTD bus stop directly on-site, and Abraham Lincoln Capital Airport.

Demographics

Workforce Driven

- Springfield's role as the state capital drives a large daytime workforce, with 30%+ net daily in-commuting for work.
- Trade area anchored by major regional employers, including State of Illinois government offices, SIU School of Medicine, and area hospital systems (Memorial Health, HSHS St. John's)

Retail Environment

Stable & Supportive

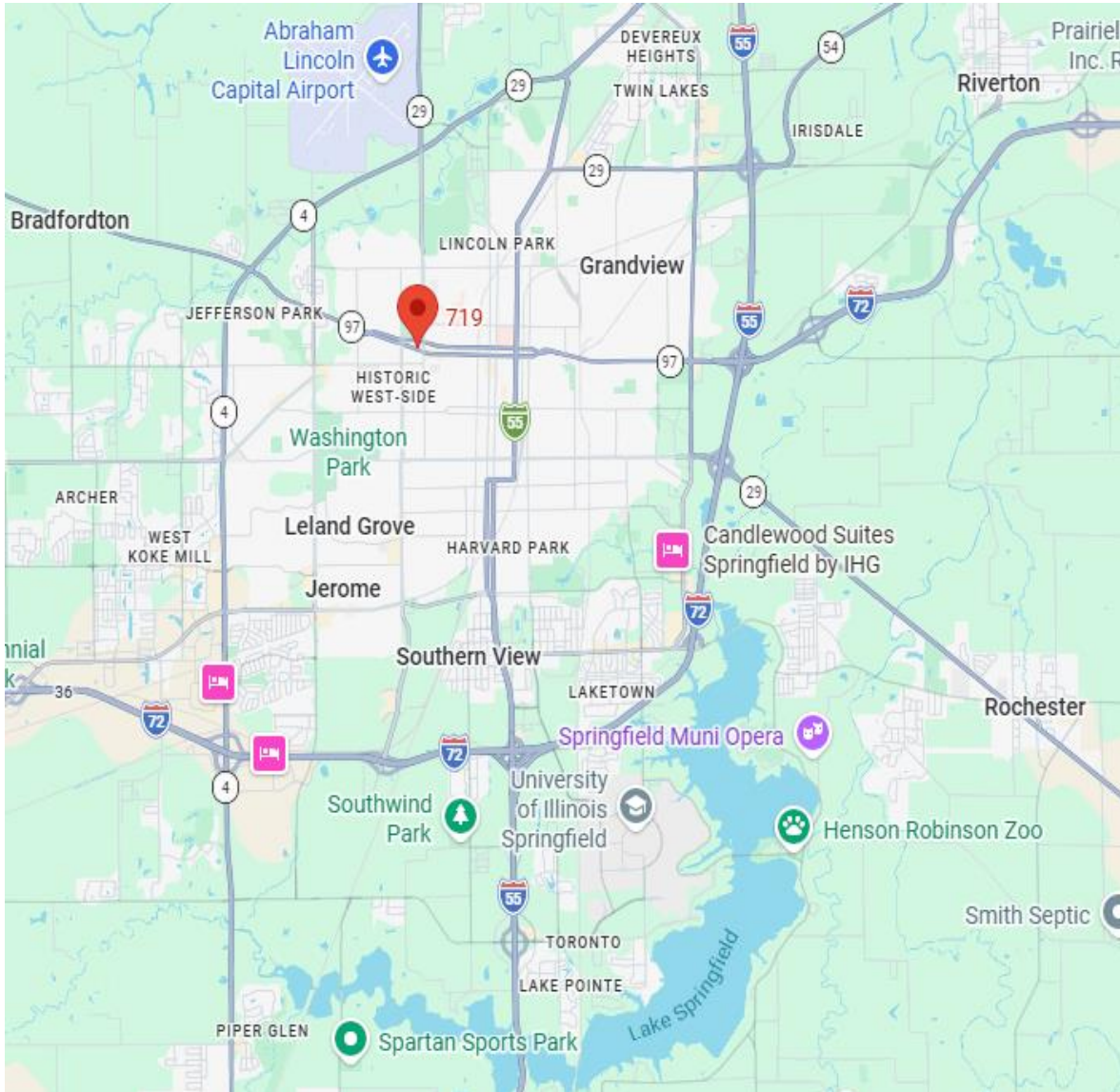
- Positioned within an established retail corridor featuring national tenants including Ace Hardware, and AutoZone.
- Long-tenured commercial corridor with consistent occupancy and steady day-to-day consumer traffic.

Community

Historic and Engaged

- Minutes from Springfield's Historic Downtown District, home to the Lincoln Home National Historic Site and Old State Capitol, drawing steady visitor traffic.
- Anchored by a stable public-sector and healthcare-driven local economy tied to state government and regional hospital systems.

Location & Contact



Nick Bahn

Partner/Broker

Office: 314-849-5858
Cell: 314-322-2020
nick@bahnrealty.com

Brian Brockman

Broker of Record

License #: 471020548
Bang Realty-Illinois, Inc
bor@bangrealty.com
513-898-1551

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