



Marcus & Millichap

±7,443 SQUARE FEET
FORMER
SMOKEY BONES

2ND GENERATION RESTAURANT/
RETAIL REPOSITIONING OPPORTUNITY

2660 S. DIRKSEN PARKWAY
SPRINGFIELD, IL 62703

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
OCTOBER 19-21, 2026

±7,443 SF,
FREESTANDING,
VALUE ADD 2ND
GENERATION RESTAURANT
(FORMER SMOKEY BONES)
ON EXPANSIVE ±2.2654 AC
PARCEL OFFERED AT A
SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE B-1 ZONING
ALLOWING FOR A
VARIETY OF
USES

PROMINENT
FRONTAGE ALONG
S. DIRKSEN PARKWAY
(±11,704 VPD) AND MINUTES
FROM I-55/I-72 (±46.508
VPD), THE SPRINGFIELD
CONVENTION CENTER
(1,300+ SURROUNDING
HOTEL ROOMS)



\$1
ABSOLUTE
AUCTION

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

2660 S. DIRKSEN PARKWAY, SPRINGFIELD, IL 62703

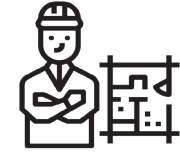
ONLINE AUCTION: OCTOBER 19-21, 2026 | ABSOLUTE \$1 AUCTION



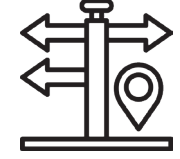
BUILDING: ±7,443 SF
PARCEL NUMBER:
22-12.0-127-055
LOT SIZE: ±2.2654 AC
(±98,682 TOTAL SF)
PARKING: ±160 SPACES



PROPERTY TYPE:
RESTAURANT/RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT



YEAR BUILT: 1996
MONUMENT SIGN
ZONING: B-1, HIGHWAY
BUSINESS SERVICE
DISTRICT
BUILDING HEIGHT:
23' HIGH



SIGNALIZED HARD CORNER
±1-MI TO I-55 AND I-72
±3-MI TO UNIVERSITY OF
ILLINOIS SPRINGFIELD
±4-MI TO ILLINOIS STATE
CAPITOL + DOWNTOWN
±15-MIN TO ABRAHAM
LINCOLN CAPITAL AIRPORT

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the fee simple interest in a vacant, free-standing retail building located at 2660 S. Dirksen Parkway in Springfield, Illinois 62703 (the "Property"). Formerly occupied by Smokey Bones, the Property is being offered significantly below replacement cost, presenting a compelling opportunity for owner-users or investors to acquire a highly visible, drive-thru-equipped retail asset at an attractive basis. **FIRST BID MEETS RESERVE!**

Built in 1996, the Property consists of a ±7,443 SF free-standing building situated on a ±2.2654-acre parcel (±98,682 SF), with 160 surface parking spaces and prominent pylon signage. Strategically positioned along one of Springfield's primary commercial corridors, the Property offers frontage along Horizon Drive and approximately 270 feet along S. Dirksen Parkway, which carries ±11,704 vehicles per day (VPD). Previously leased to Smokey Bones on a NNN basis, the vacant Property presents a compelling value-add opportunity through re-leasing, owner occupancy, repositioning, or redevelopment. According to CoStar, retail market rents in the submarket range from approximately \$15 to \$19 PSF NNN, providing potential upside through lease-up at market rates. Existing improvements include a commercial kitchen, dining area, walk-in cooler/freezer, restaurant infrastructure, exterior pole lighting, building signage, and concrete sidewalks, providing an established framework for commercial reuse. Zoned B-1 (Highway Business Service District), the Property offers flexibility for a variety of potential uses, subject to applicable municipal approvals. Existing restaurant infrastructure, substantial parking, prominent signage, and corridor visibility position the Property well for restaurant reuse, retail repositioning, owner occupancy, or redevelopment.

Strategically located in Springfield, the capital of Illinois and county seat of Sangamon County, the Property benefits from a prominent position along S. Dirksen Parkway, one of the city's primary commercial corridors. The surrounding area features a substantial concentration of national retailers, restaurants, hotels, automotive businesses, and service providers, generating recurring consumer and daytime traffic. The Property is located minutes from the Springfield Convention Center and I-72 and is surrounded by 1,300+ hotel rooms, supporting demand from business travelers, convention attendees, tourists, and other visitors. Springfield serves as a major regional employment center anchored by the State of Illinois, Memorial Health, HSHS, Springfield Clinic, Southern Illinois University School of Medicine, University of Illinois Springfield, and Levi, Ray & Shoup, supporting a diversified employment base spanning government, healthcare, education, technology, and professional services. Convenient access to I-55 and I-72 provides connectivity throughout Central Illinois and toward St. Louis, Bloomington-Normal, Decatur, and the broader Midwest. Springfield's position along historic Route 66 and status as the state capital support a substantial visitor economy, with major destinations including the Abraham Lincoln Presidential Library and Museum, Illinois State Capitol, Lincoln Home National Historic Site, and Illinois State Fairgrounds. The Property serves an established trade area of 36,000+ residents within ±3-mi and ±98,581 residents within ±5-mi, with an average household income of ±\$90,644, providing a substantial consumer base for restaurant, retail, service, and other commercial uses. Combined with its corridor frontage, surrounding commercial development, substantial parking, and proximity to major demand generators, the Property is well positioned for restaurant reuse, retail repositioning, owner occupancy, or redevelopment.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, number of parking spaces, and zoning. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

\$1
ABSOLUTE
AUCTION

Illinois Department
of Transportation

INTERSTATE
72 ±46,508
VPD (2026)

CANDLEWOOD
SUITES

Applebee's

BLUE
MARGARITAS
MEXICAN BAR & GRILL

Comfort
SUITES

ihop

RANCHO CHICO
Mexican Restaurant

West Lake
Animal Hospital

Red
Lobster

MICRÔTEL
INN & SUITES
BY WYNDHAM

±11,704
VPD (2026)

CROWNE PLAZA
HOTELS & RESORTS

BUILDING
PHOTOS



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OCTOBER 19-21, 2026



FORMER SMOKEY BONES

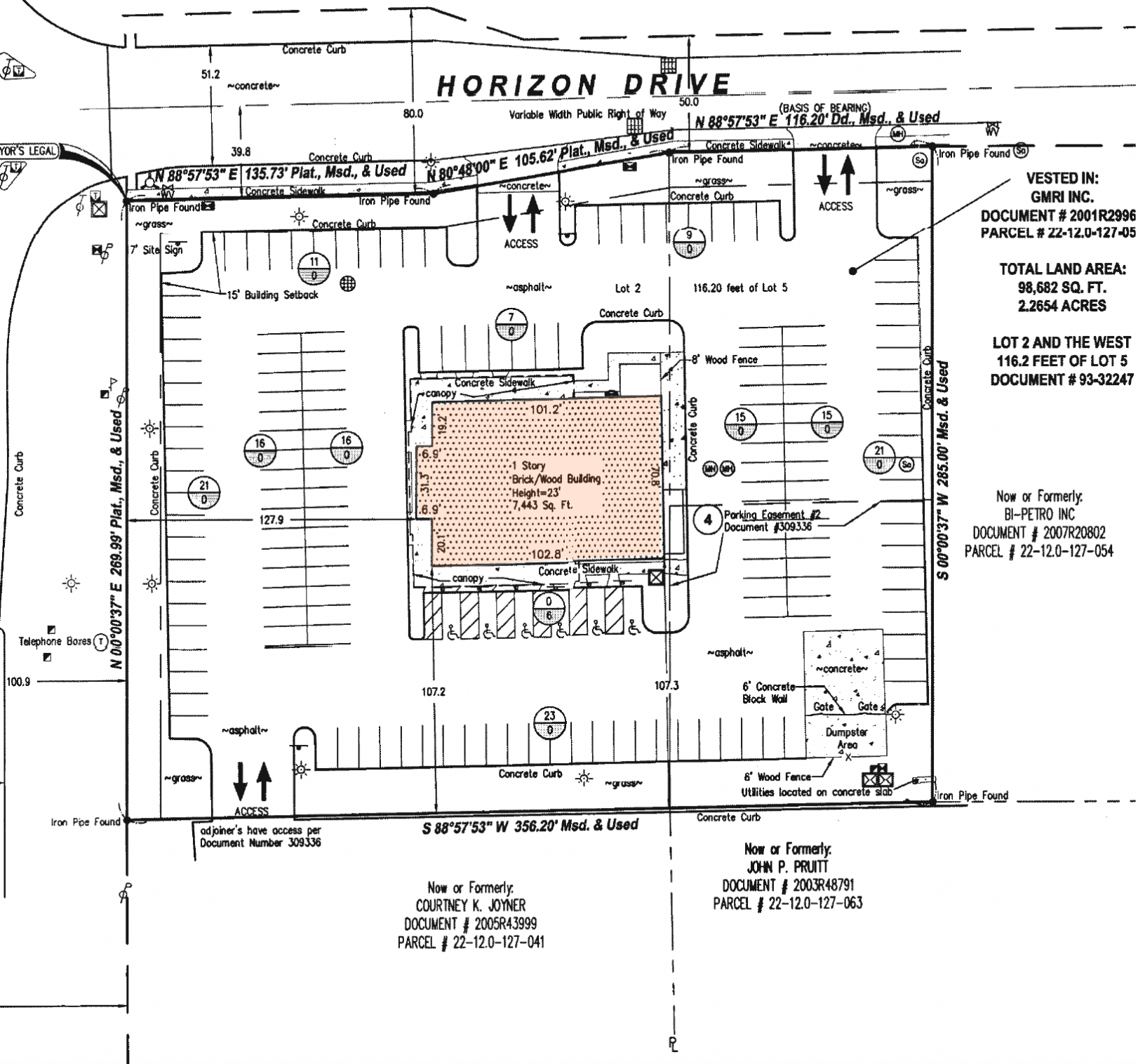
SPRINGFIELD, IL

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

SPRINGFIELD, IL



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SANGAMON COUNTY SPRINGFIELD, ILLINOIS

Located in Central Illinois, Springfield serves as the state capital, county seat of Sangamon County, and a major regional center for government, healthcare, education, commerce, and tourism. The city reached an estimated ±112,989 residents in 2025, while Sangamon County totaled ±194,170 residents. Strategically positioned at the junction of I-55 and I-72, Springfield provides convenient connectivity throughout Central Illinois and to major Midwest markets including St. Louis, Bloomington-Normal, Decatur, and Chicago.

Springfield's economy is anchored by government and healthcare employment. The State of Illinois supports ±17,800 employees in Springfield, making it the city's largest employer. Major healthcare and institutional employers include Memorial Health System with ±5,800 employees, HSHS with ±4,250, Springfield Clinic with ±2,300, Southern Illinois University School of Medicine with ±1,550, and University of Illinois Springfield with ±1,525. These anchors generate a substantial daytime population and support demand for retail, restaurants, lodging, and services. Springfield also serves as a regional medical destination, anchored by Memorial Health, HSHS St. John's Hospital, Springfield Clinic, Prairie Heart Institute, and SIU School of Medicine, drawing employees, patients, students, and visitors from throughout Central Illinois.

Springfield benefits from a substantial visitor economy supported by its role as the Illinois state capital, Abraham Lincoln heritage, Historic Route 66, conventions, government activity, and major annual events. Key destinations include the Abraham Lincoln Presidential Library and Museum, Lincoln Home National Historic Site, Illinois State Capitol, Illinois State Fairgrounds, and Route 66 attractions. During the first nine months of 2025, Springfield hotels sold ±597,159 room nights, with RevPAR increasing 4.9% year-over-year, reinforcing the importance of tourism, government travel, conventions, and events to the local economy.

Supported by major institutional employers, regional healthcare systems, interstate accessibility, higher education, tourism, and an established consumer base, Springfield functions as a primary economic and service center for Central Illinois. Recurring government activity, healthcare employment, visitor demand, and regional accessibility support continued commercial activity throughout Springfield and Sangamon County.

SPRINGFIELD
SERVES AS THE
ILLINOIS STATE CAPITAL
AND SANGAMON COUNTY
SEAT, ANCHORING GOV'T,
HEALTHCARE, EDUCATION,
COMMERCE, AND
SERVICETHROUGHOUT
CENTRAL
ILLINOIS

SANGAMON
COUNTY SUPPORTS
±194,170 RESIDENTS,
WHILE SPRINGFIELD'S
±112,989 RESIDENTS
PROVIDE AN ESTABLISHED
CONSUMER AND
WORKFORCE BASE
FOR CENTRAL
ILLINOIS

POSITIONED
AT I-55 AND I-72,
SPRINGFIELD OFFERS
DIRECT REGIONAL ACCESS
TO ST. LOUIS, BLOOMINGTON-
NORMAL, DECATUR,
CHICAGO, AND MAJOR
MARKETS THROUGHOUT
THE BROADER
MIDWEST

WHY SPRINGFIELD ILLINOIS



STATE CAPITAL + GOVERNMENT EMPLOYMENT

As the capital of Illinois, Springfield supports one of Central Illinois' largest concentrations of public-sector employment and governmental activity. The State of Illinois employs approximately 17,800 workers in Springfield, supplemented by City of Springfield, Sangamon County, educational, and other public-sector employment. The concentration of state agencies, elected offices, courts, associations, and government-related businesses generates recurring weekday employment, business travel, meetings, and consumer activity throughout the city.



MAJOR HEALTHCARE + INSTITUTIONAL HUB

Springfield functions as a major healthcare center for Central Illinois, anchored by Memorial Health, HSHS, Springfield Clinic, SIU School of Medicine, Prairie Heart Institute, and other medical providers. Several of the city's largest employers are healthcare organizations, including approximately 5,800 employees at Memorial Health System, 4,250 at HSHS Medical Group, and 2,300 at Springfield Clinic. This concentration supports a substantial daytime population while drawing patients, employees, students, physicians, and visitors from communities throughout the region.



TRANSPORTATION + REGIONAL CONNECTIVITY

Springfield benefits from direct access to I-55 and I-72, connecting the city with St. Louis, Bloomington-Normal, Chicago, Decatur, and the broader Midwest transportation network. Five Class I railroads and two short-line railroads serve Springfield and Sangamon County, while Abraham Lincoln Capital Airport provides passenger and freight service. Springfield's central location provides access to more than 536,000 people within a 40-mile radius, strengthening its role as a regional employment, retail, healthcare, and service center.



TOURISM + VISITOR ECONOMY

Springfield's position as the state capital and longtime association with Abraham Lincoln and Historic Route 66 creates a visitor economy extending well beyond its resident population. The city attracts government travelers, conventions, leisure visitors, sporting events, festivals, and heritage tourism throughout the year. Springfield hotels sold 597,159 room nights during the first nine months of 2025, with RevPAR increasing 4.9% year-over-year, supported by major events and continued leisure visitation.



DIVERSIFIED REGIONAL ECONOMY

Beyond government and healthcare, Springfield supports employment across education, insurance, financial services, technology, hospitality, retail, and professional services. Major institutional and corporate employers include University of Illinois Springfield, SIU School of Medicine, Blue Cross Blue Shield, Springfield Clinic, and numerous state and local organizations. This diversified employment base helps generate recurring household income, daytime population, business activity, and consumer spending throughout Springfield and Sangamon County.



STATE CAPITAL
+ GOVERNMENT
EMPLOYMENT



±112,989
SPRINGFIELD
RESIDENTS
IN 2025



±17,800
STATE OF ILLINOIS
EMPLOYEES
IN SPRINGFIELD



±597,159
HOTEL ROOM NIGHTS
YTD 2025



MAJOR HIGHWAY
ACCESS
TO CENTRAL ILLINOIS
+ BEYOND

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

\$1
ABSOLUTE
AUCTION



WHY ILLINOIS GREAT FOR BUSINESS



ECONOMIC POWERHOUSE

Illinois is home to one of the nation's largest and most diversified economies, ranking 5th among U.S. states by GDP and representing an economy exceeding \$1 trillion. Its central U.S. location, extensive transportation infrastructure, highly skilled workforce, and diverse industry base support business activity across advanced manufacturing, transportation and logistics, agriculture and food processing, life sciences, technology, financial and professional services, and clean energy.



GLOBAL BUSINESS CENTER

Illinois is home to 29 Fortune 500 headquarters, 29 S&P 500 companies, and 5,600+ foreign-owned company locations, reinforcing its position as one of the nation's leading corporate and international business centers. Major Illinois-based companies include State Farm, ADM, Allstate, AbbVie, United Airlines, Deere & Company, Abbott, McDonald's, Kraft Heinz, Mondelez International, Conagra Brands, and Motorola Solutions.



MAJOR EMPLOYERS

Illinois supports a deep and diverse employer base across corporate headquarters, manufacturing, logistics, healthcare, education, government, and professional services. The state's concentration of major employers supports long-term job creation, business travel, consumer spending, and commercial demand.



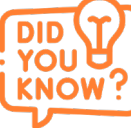
TRANSPORTATION + LOGISTICS ADVANTAGE

Illinois occupies a strategic position at the center of the North American transportation network. The state has the 3rd-largest interstate highway system in the U.S., five international airports, major inland and waterway ports, and is the only state served by all Class I freight railroads. O'Hare International Airport provides extensive domestic and international connectivity, while Illinois' rail, highway, air, and water infrastructure supports efficient movement of goods throughout the Midwest and across national and global markets.



DIVERSE INDUSTRY BASE

Illinois supports one of the country's broadest industry mixes, reducing dependence on any single economic sector. State-targeted growth industries include advanced manufacturing; agriculture, AgTech and food processing; life sciences; transportation, distribution and logistics; quantum computing, AI and microelectronics; and clean energy production and manufacturing. This diversity supports a substantial employment base and recurring consumer and business activity across communities throughout the state.



OTHER KEY FACTS

Illinois is a global leader in commerce, innovation, and trade, offering unmatched access to people, capital, and markets.

- ±\$1.2T 2025 Gross State Product
- Top 5 State Economy in the U.S.
- 30+ Fortune 500 Headquarters
- 2,000+ International Companies
- 247 Higher Education Institutions
- 7 Class I Railroads
- 1,100+ Miles of Navigable Waterways
- Chicago O'Hare ranked among the world's most connected airports

VIEW ONLINE AUCTION

OCTOBER 19-21, 2026

\$1

ABSOLUTE AUCTION



 5TH LARGEST STATE ECONOMY IN U.S.	 29 FORTUNE 500 HEADQUARTERS	 5,600+ FOREIGN-OWNED COMPANY LOCATIONS	 ±6.5M CIVILIAN LABOR FORCE	 #2 U.S. FOR CORPORATE EXPANSION & RELOCATION 3RD CONSECUTIVE YEAR	 3RD LARGEST INTERSTATE HIGHWAY SYSTEM IN U.S.
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Sources: Illinois Department of Commerce & Economic Opportunity (www.dceo.illinois.gov); U.S. Bureau of Labor Statistics (www.bls.gov); State of Illinois (www.illinois.gov); Site Selection Magazine (www.siteselection.com)

FORMER SMOKEY BONES

SPRINGFIELD, IL

\$1
ABSOLUTE
AUCTION

INTERSTATE
72 **±46,508**
VPD (2026)

INTERSTATE
72

BLUE MARGARITAS
MEXICAN BAR & GRILL

Comfort™
SUITES

West Lake
Animal Hospital



CROWNE PLAZA®
HOTELS & RESORTS



Red Lobster®

DRURY
HOTELS.

McALISTER'S
• DELI •



Hilton
Garden Inn™

H Holiday Inn
Express
& Suites

Panera
BREAD
McDONALD'S



five BELOW
CUBESMART®
self storage + logistics

DOLLAR GENERAL

DOLLAR TREE

HOME2
SUITES BY HILTON

MICRÔTEL®
INN & SUITES
BY WYNDHAM

ILLINOIS SECRETARY OF STATE
FAST LANE DMV

IHOP

Applebee's

RANCHO CHICO
Mexican Restaurant

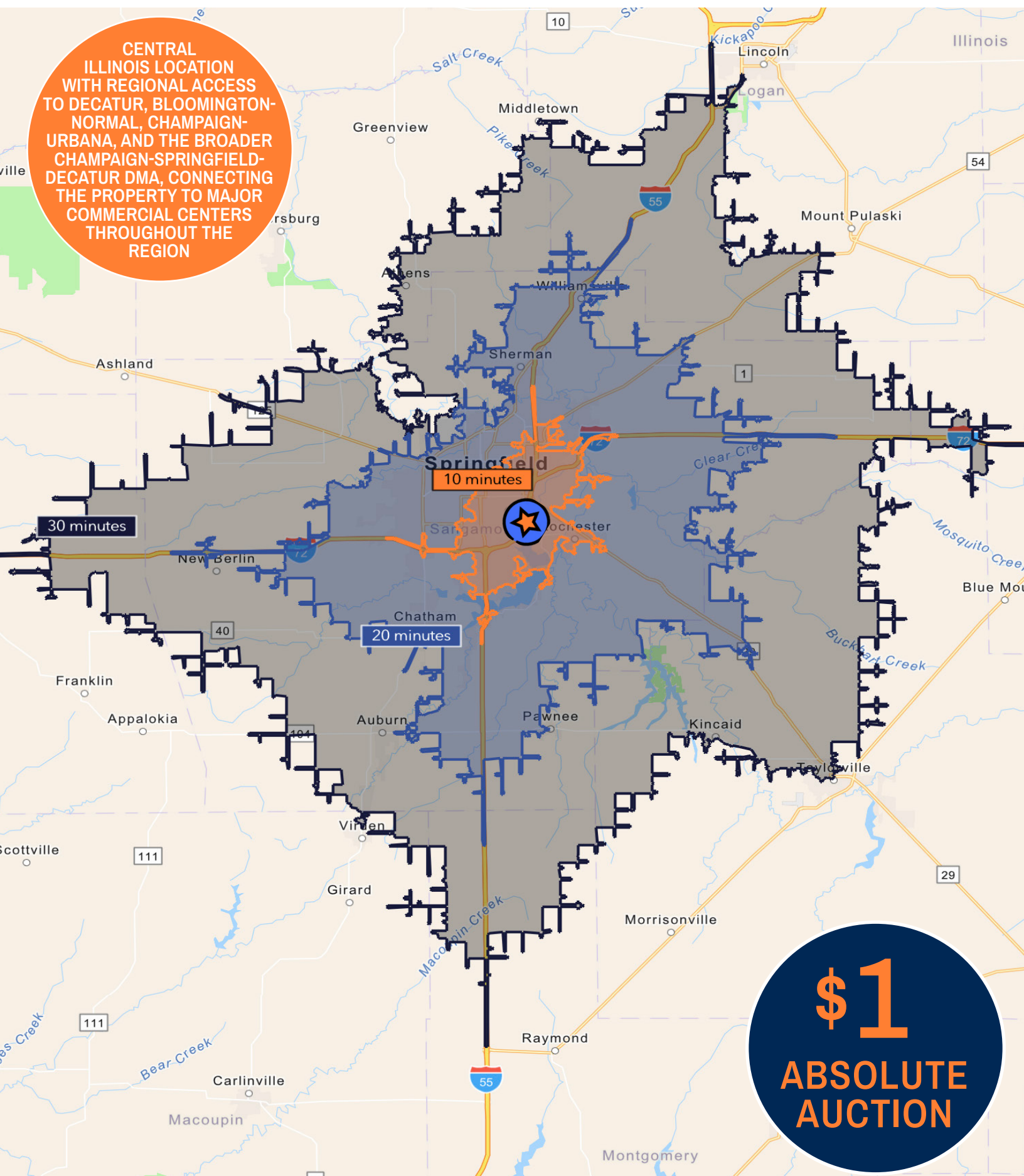
±11,704
VPD (2026)



SOUTH DIRKSEN PARKWAY

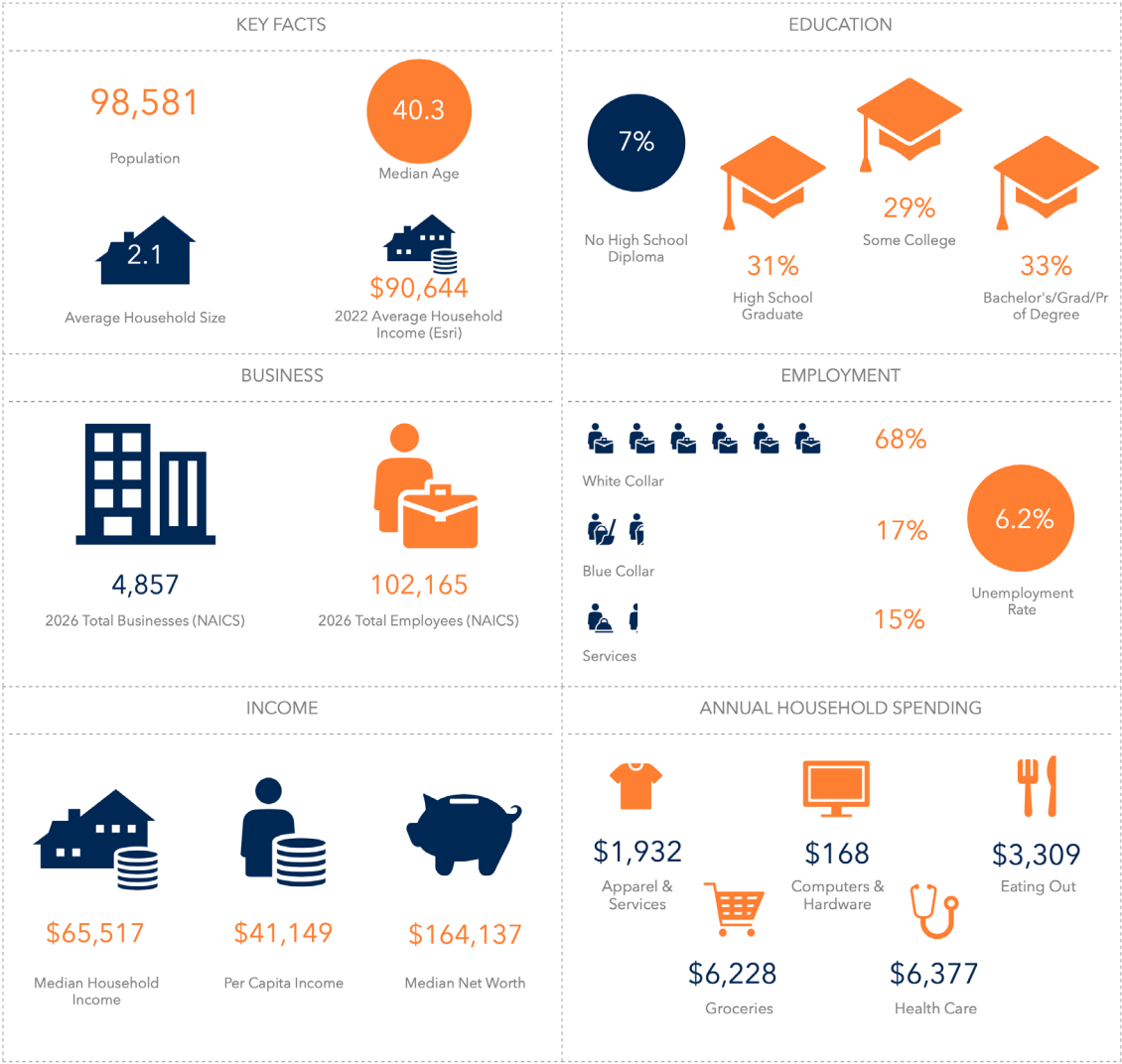
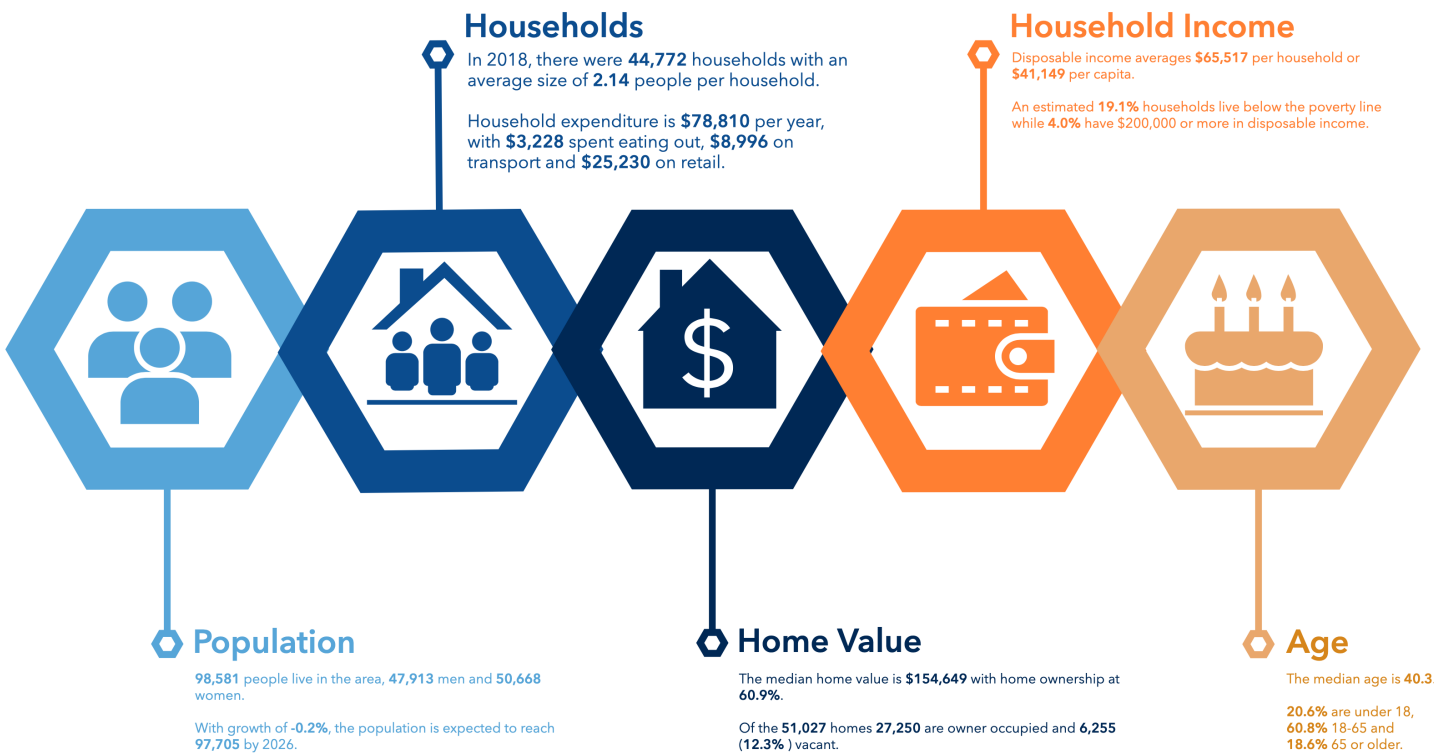
CHAMPAIGN-SPRINGFIELD-DECATUR, IL-IN DMA

DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027. © 2026 Esri



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240207

ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for OCTOBER 19-21, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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