

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3120 Montvale Dr
Springfield, IL 62704

Prime Showroom & Retail
Opportunity on Springfield's
West Side For Lease

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer this exceptional retail leasing opportunity in Montvale Plaza, one of Springfield's premier west-side retail destinations.

The available space features an open and flexible floor plan designed to accommodate a variety of retail, showroom, and service-oriented uses. The layout includes a large showroom area, private offices, a break room, two restrooms, and ample storage. Two double-door entrances provide convenient access for receiving inventory, equipment, or large displays. The space is well suited for showroom-oriented users such as kitchen and bath design, flooring, cabinetry and countertops, home furnishings, or interior design. It also offers an excellent opportunity for medical and wellness-related tenants, including physical therapy and rehabilitation practices, medical spas, and specialty healthcare providers if you do not mind a buildout.

Montvale Plaza enjoys outstanding visibility and accessibility near the signalized intersection of Wabash Avenue, one of Springfield's most heavily traveled commercial corridors, with traffic counts exceeding 21,300 vehicles per day. Customers and employees benefit from abundant on-site parking located directly in front of the space and throughout the shopping center. Established co-tenants include Just Beds, Jones Jewelers, Monty's Submarine Sandwiches, Flavor of India, and Kumon Math & Reading Center. The property is also just minutes from White Oaks Mall, White Oaks Plaza, Southwest Plaza, and Parkway Pointe—Springfield's dominant retail trade area featuring numerous national retailers, restaurants, and destination shopping. Join a proven retail environment in one of Springfield's strongest commercial corridors – opportunities at this rate and in this location are rare!

PROPERTY INFORMATION

ADDRESS	3120 Montvale Dr, Suite B, Springfield, IL 62704
AVAILABLE SPACE	3,250 SF
LEASE RATE	\$14.00 / SF/ Modified Gross
ZONING	S-2, Community Shopping & Office District
YEAR BUILT	1989
PARKING	89 Spaces



AERIAL



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EXTERIOR PHOTOS



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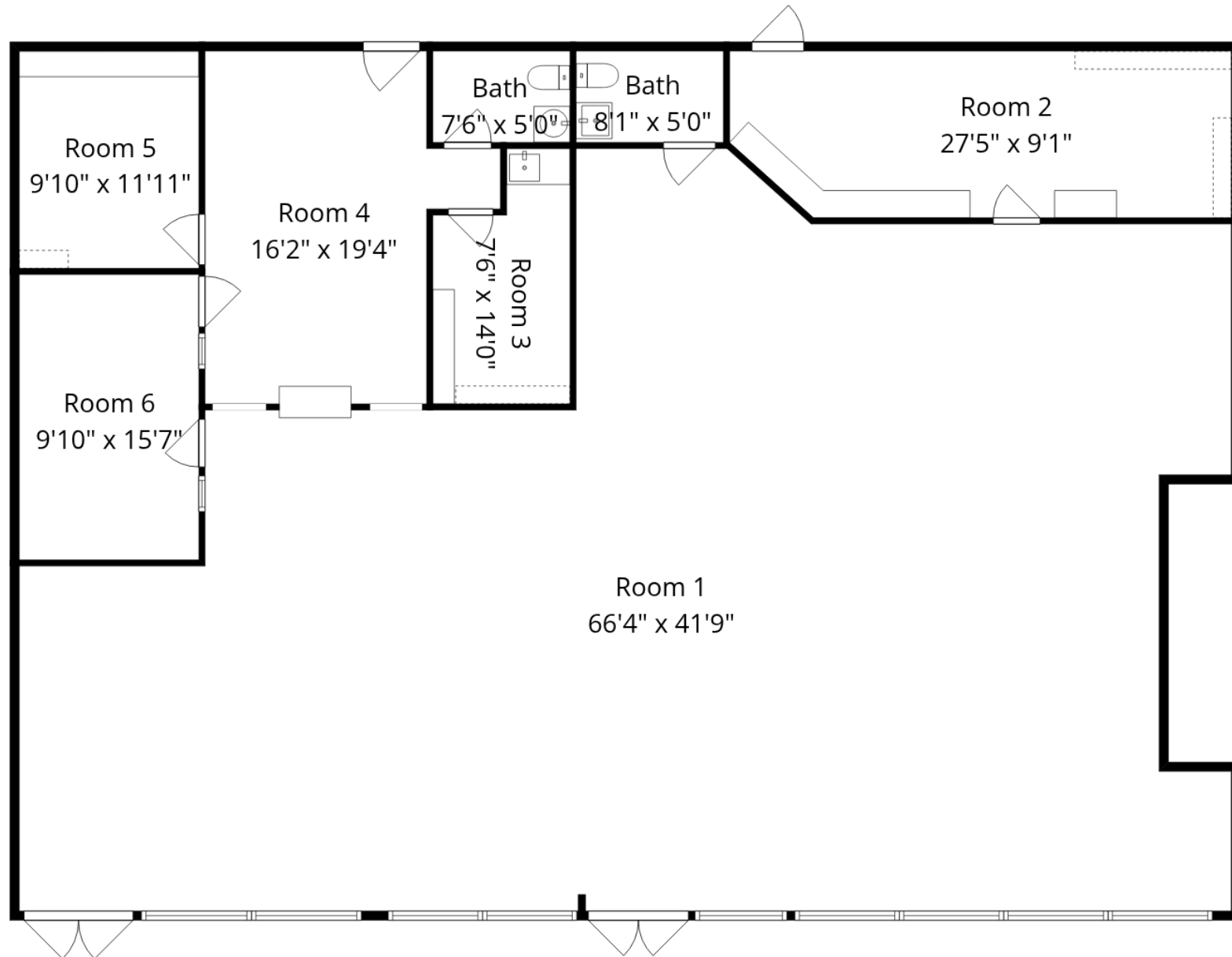
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FLOOR PLAN



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INTERIOR PHOTOS



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DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,716	60,856	107,911
2026 Population	10,455	60,394	106,538
2031 Population (Projected)	10,339	59,921	105,722

HOUSEHOLDS

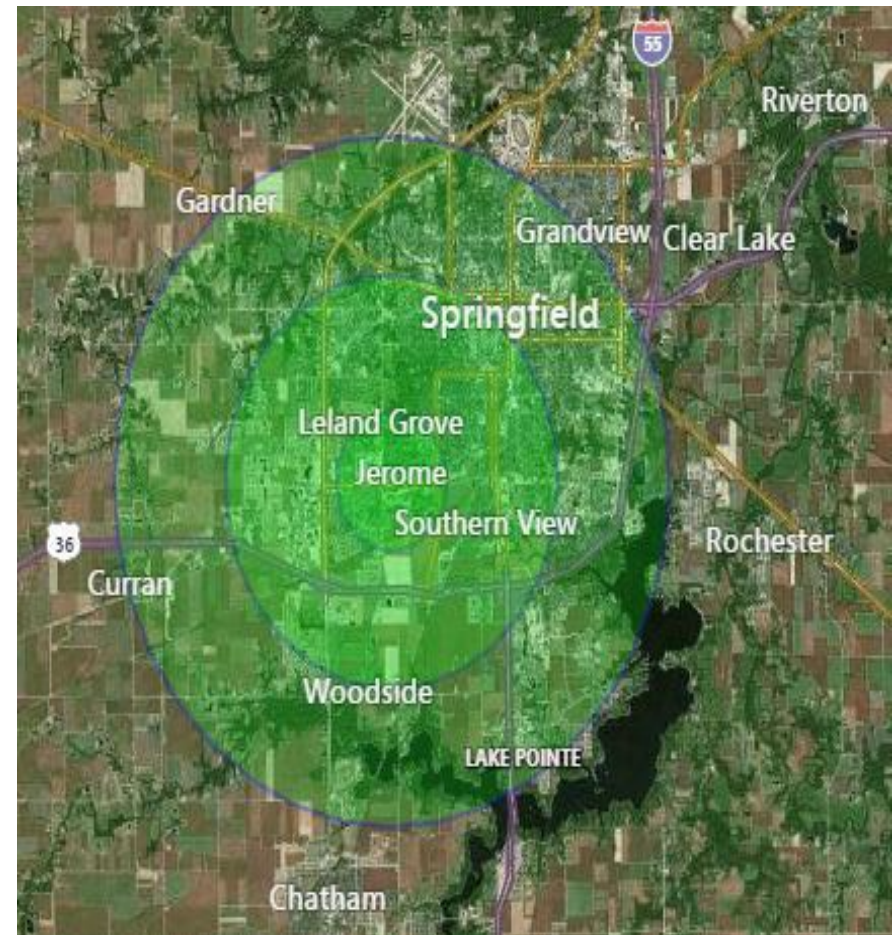
	1-MILES	3-MILES	5-MILES
2026 Households	5,024	29,013	49,149
2031 Households (Projected)	5,029	29,091	49,326

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$56,070	\$55,577	\$48,166
2026 Median Household Income	\$81,021	\$80,197	\$71,527
2026 Average Household Income	\$116,757	\$115,899	\$104,112

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	658	3,255	5,795
2026 Employees	6,383	38,742	113,960



CONTACT



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PROPERTY HIGHLIGHTS

- Premier West Side Retail Location
- Excellent Visibility on Wabash Ave
- Flexible Open Floor Plan
- Ideal for Showroom, Retail, Medical
- Abundant Parking
- Strong Co-Tenancy & Retail Synergy