

OFFERING MEMORANDUM



1650 Wabash Ave
Springfield, IL 62704

The Yard Shopping Center For Lease

AVAILABLE

- Suite D: 7,022 SF
- Suite F: 9,000 SF
- Suite G: 3,750 SF

BLAKE PRYOR, CCIM

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USE AGREEMENT



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OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer three (3) spaces for lease at The Yard Shopping Center in Springfield, IL.

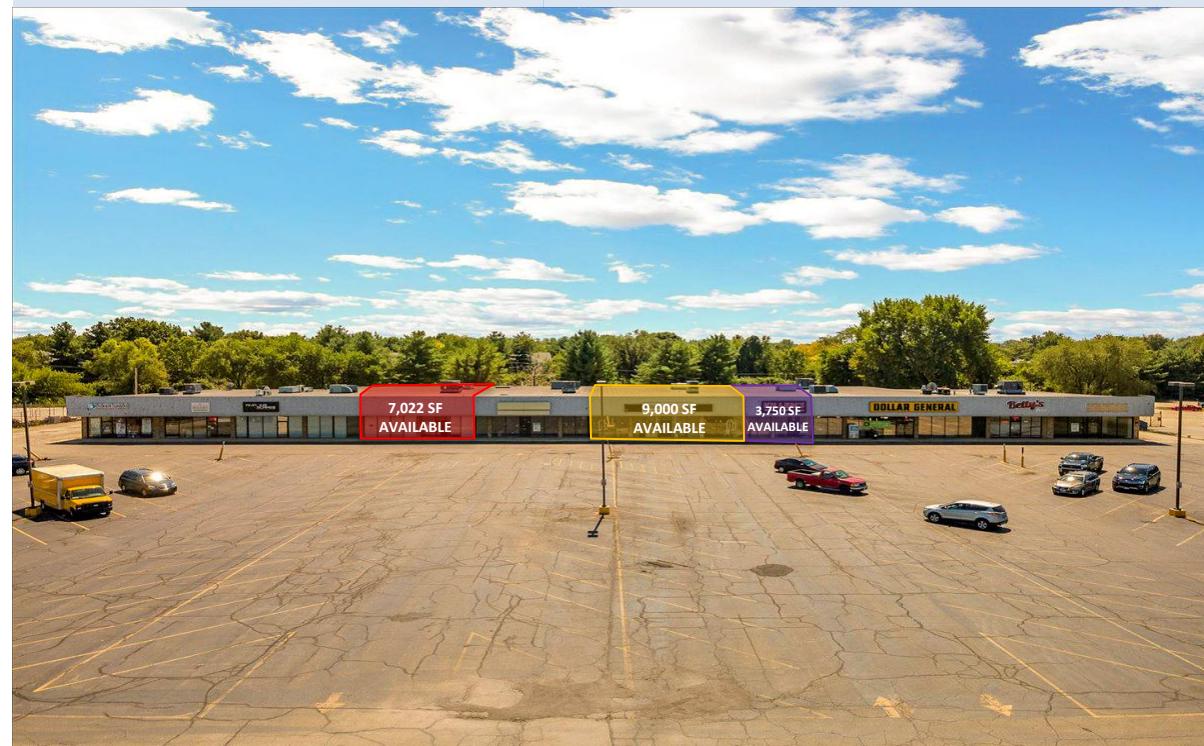
Suite D (7,022) was remodeled in 2023 including updates to electrical, flooring, HVAC, plumbing, and paint. It is set up as office space with several private offices, a conference room, an open floor area, a data processing room, 2 restrooms, and a storage area with a workbench and cages. **Suite F (9,000 SF)** has a large open area, 2 large work rooms, 2 restrooms, a shower, and plenty of storage. **Suite G (3,750 SF)** was recently painted and cleaned out, and has an open floor plan in the front with several rooms for offices or storage in the back and 2 restrooms. Co-tenants include Dollar General, Salon Centric, Betty's Place, Capital Bazaar Indian Grocery & Halal Meat Store, Amazing Xscapes, and Springfield's Best Deals (a discount store).

The Yard is a large shopping center with frontage along the popular and highly desirable Wabash Ave near White Oaks Mall. It has traffic counts of 25,100 AADT. The site has great retail density and plenty of rooftops to absorb all the activity. Nearby attractions include several big box retailers (Schnuck's, Ashley Furniture, Ace Hardware, Jeffrey Alans), QSRs (McDonald's, Dairy Queen, Subway, Hardee's, Steak 'n Shake, Sonic), and various shopping (Goodwill and Planet Fitness).

Springfield is the Capital of Illinois. It is located in central Illinois and is accessed by Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	1650 Wabash Ave, Springfield, IL 62704
AVAILABLE SPACE	3,750 – 9,000 SF
LEASE RATE	\$8.00 / SF / NNN
NNN ESTIMATE	\$1.50 / SF
ZONING	B-1, Highway Business Service District
YEAR BUILT	1976
PARKING	169 Spaces



LOW AERIAL



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



WABASH AVE - 21,300 AADT

1650 WABASH AVE

CHATHAM AVE - 14,900 AADT



WABASH AVE - 25,100 AADT

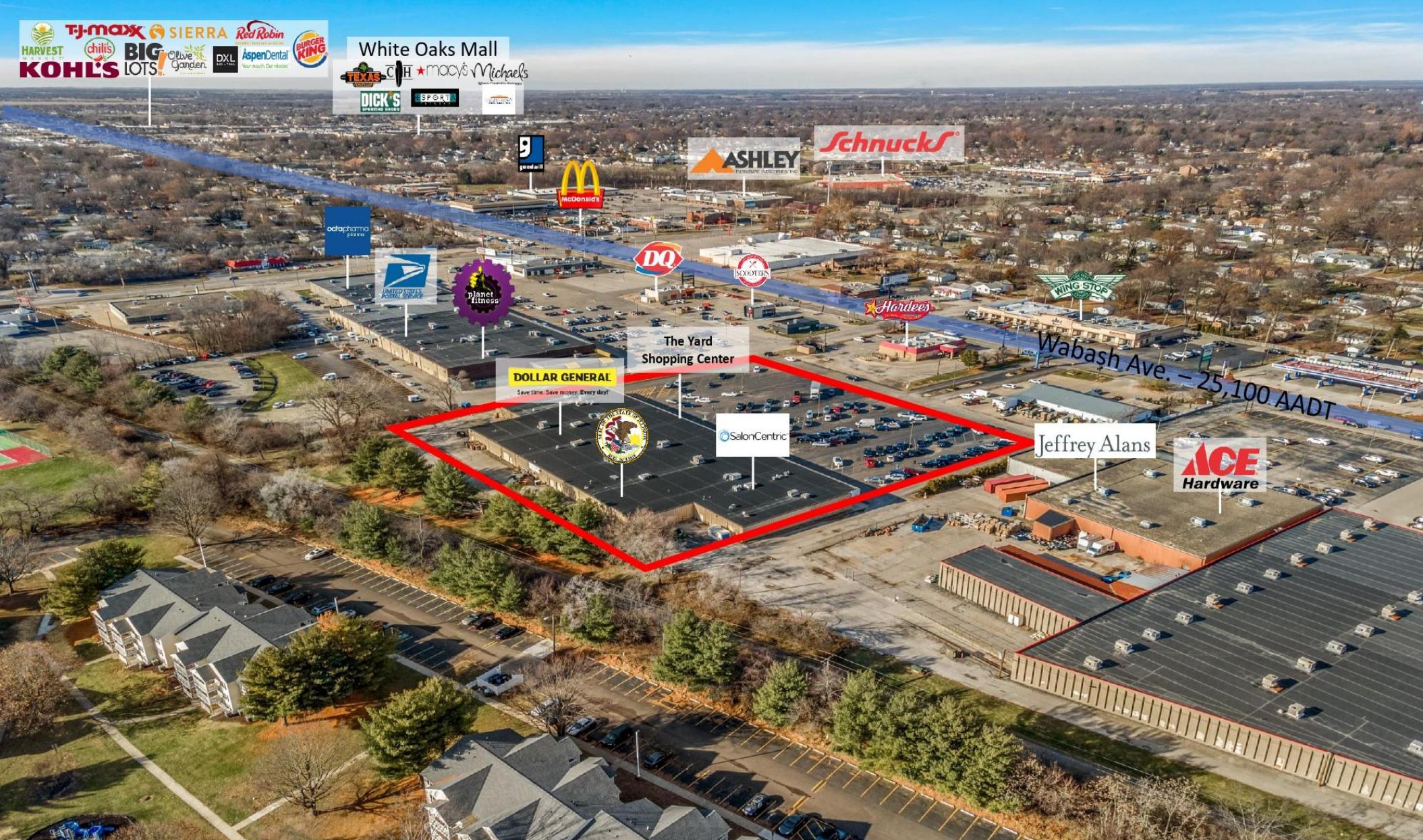
CHATHAM AVE - 14,900 AADT



HIGH AERIAL



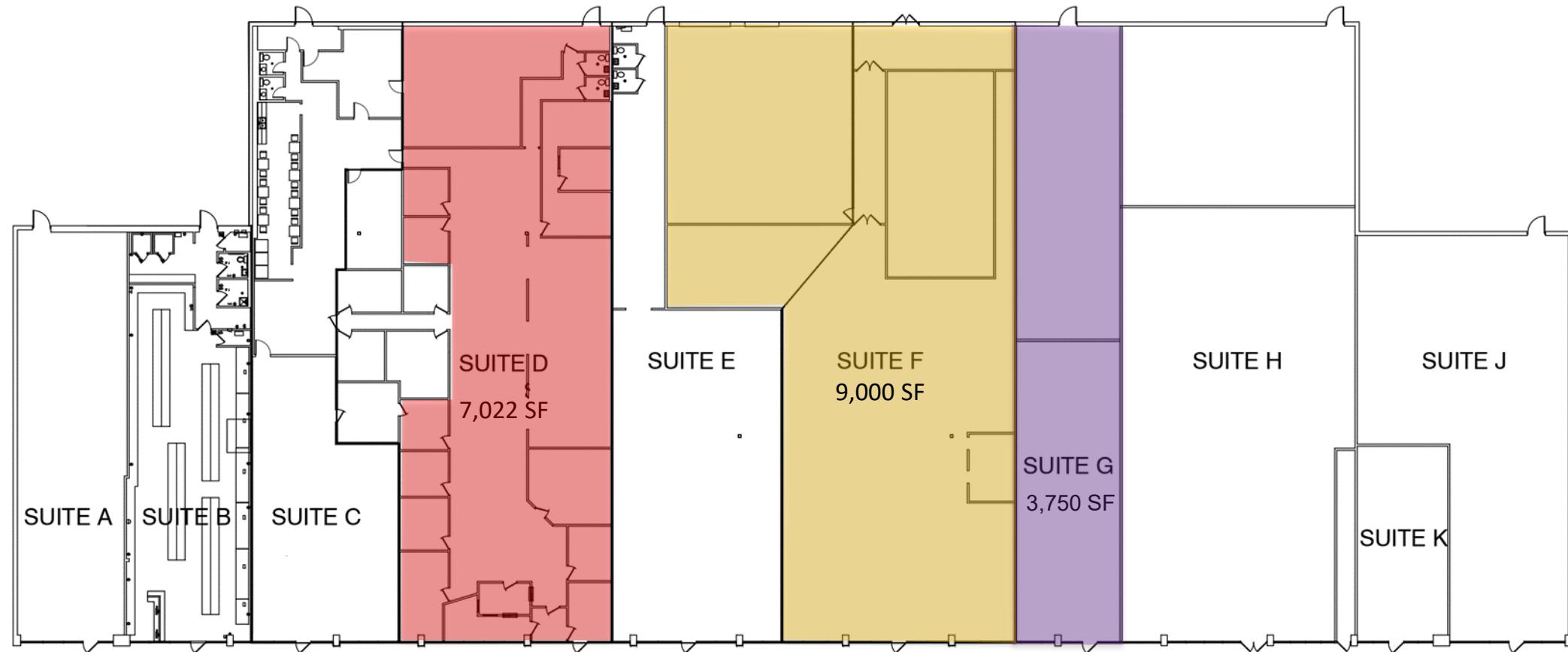
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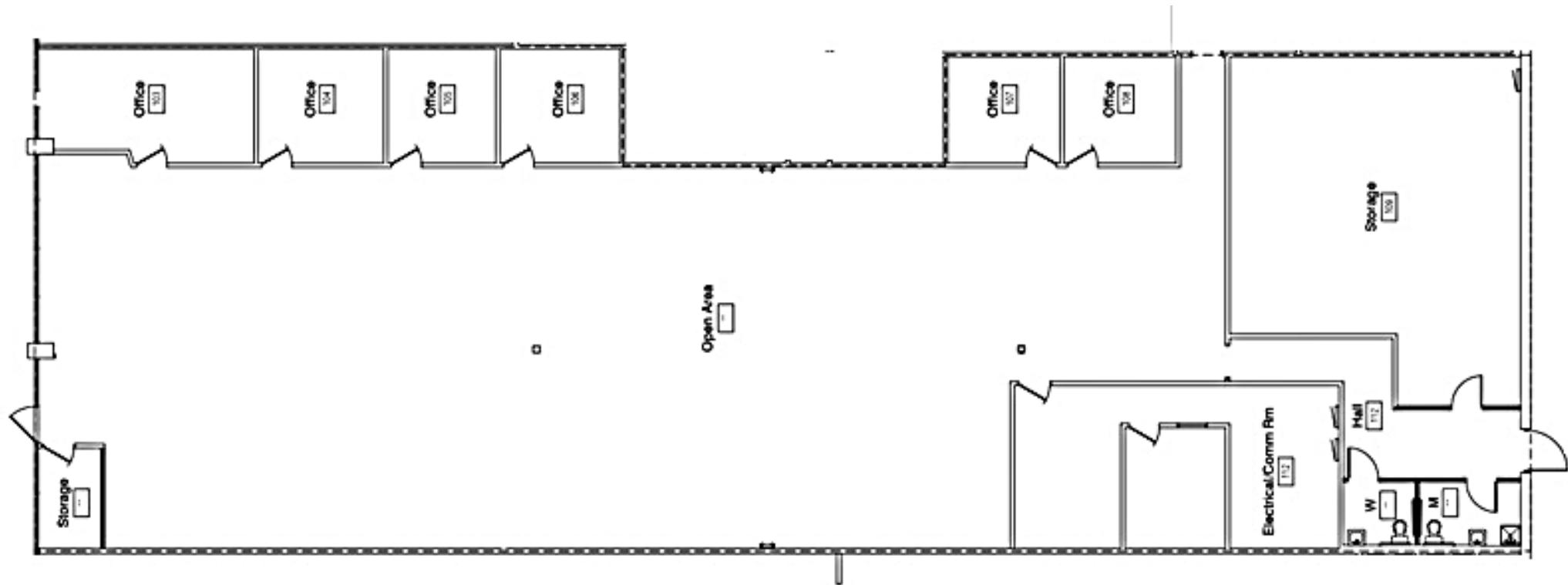
BUILDING LAYOUT



EXTERIOR PHOTOS



SUITE D FLOOR PLAN



INTERIOR PHOTOS



Suite D – 7,022 SF



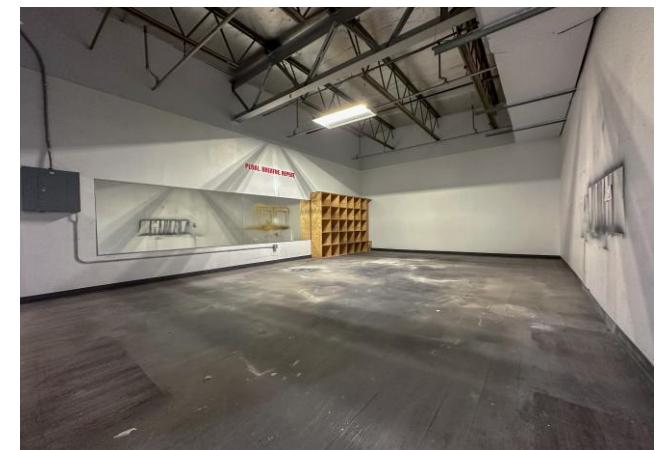
INTERIOR PHOTOS

Suite D – 7,022 SF (Cont.)



INTERIOR PHOTOS

Suite F – 9,000 SF



INTERIOR PHOTOS

Suite F – 9,000 SF (Cont.)



INTERIOR PHOTOS



Suite G – 3,750 SF



DEMOGRAPHICS

Courtesy of  esri

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,536	61,464	112,499

2025 Population	10,406	60,902	110,820
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2030 Population (Projected)	10,297	60,194	109,605
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HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2025 Households	5,060	29,459	51,009

2030 Households (Projected)	5,078	29,487	51,110
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INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$42,664	\$46,702	\$43,463

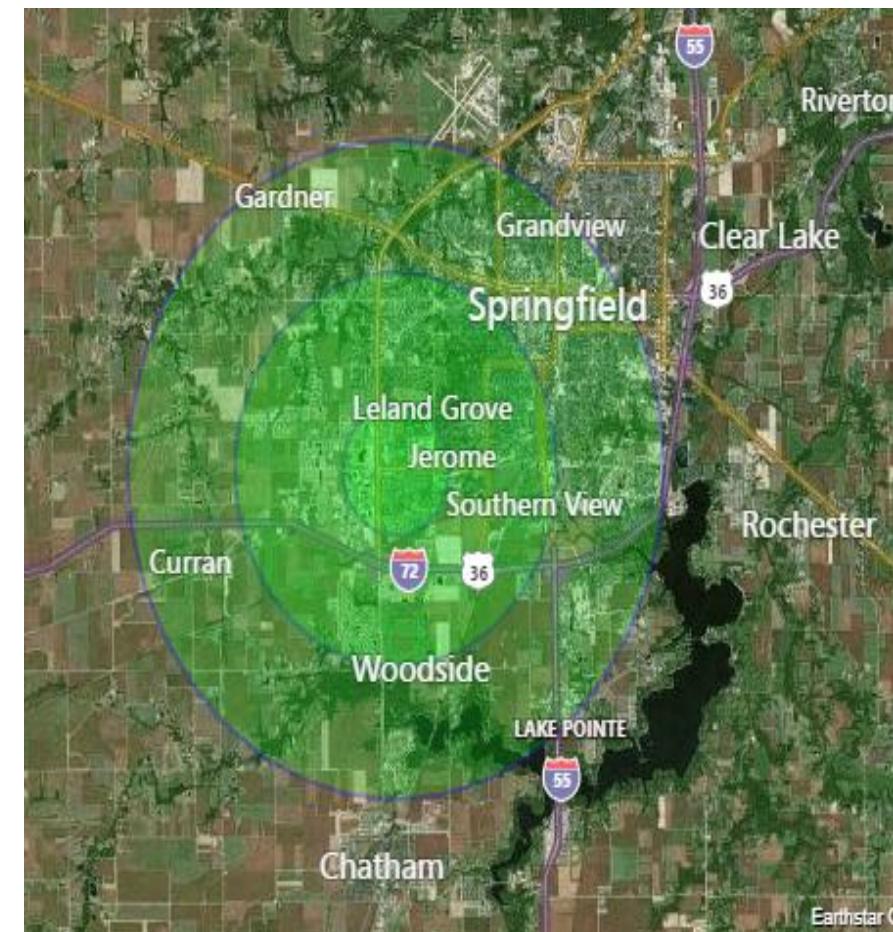
2025 Median Household Income	\$63,206	\$67,717	\$65,107
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2025 Average Household Income	\$88,204	\$97,355	\$94,268
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BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	546	3,687	6,094

2025 Employees	5,015	48,279	120,264
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CONTACT



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PROPERTY HIGHLIGHTS

- Large Retail Space
- Affordable Lease Rate
- Ample Parking
- Vibrant Surrounding Activity
- Traffic Count: 25,100 AADT
- High Retail & Residential Density