

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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OVERVIEW



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

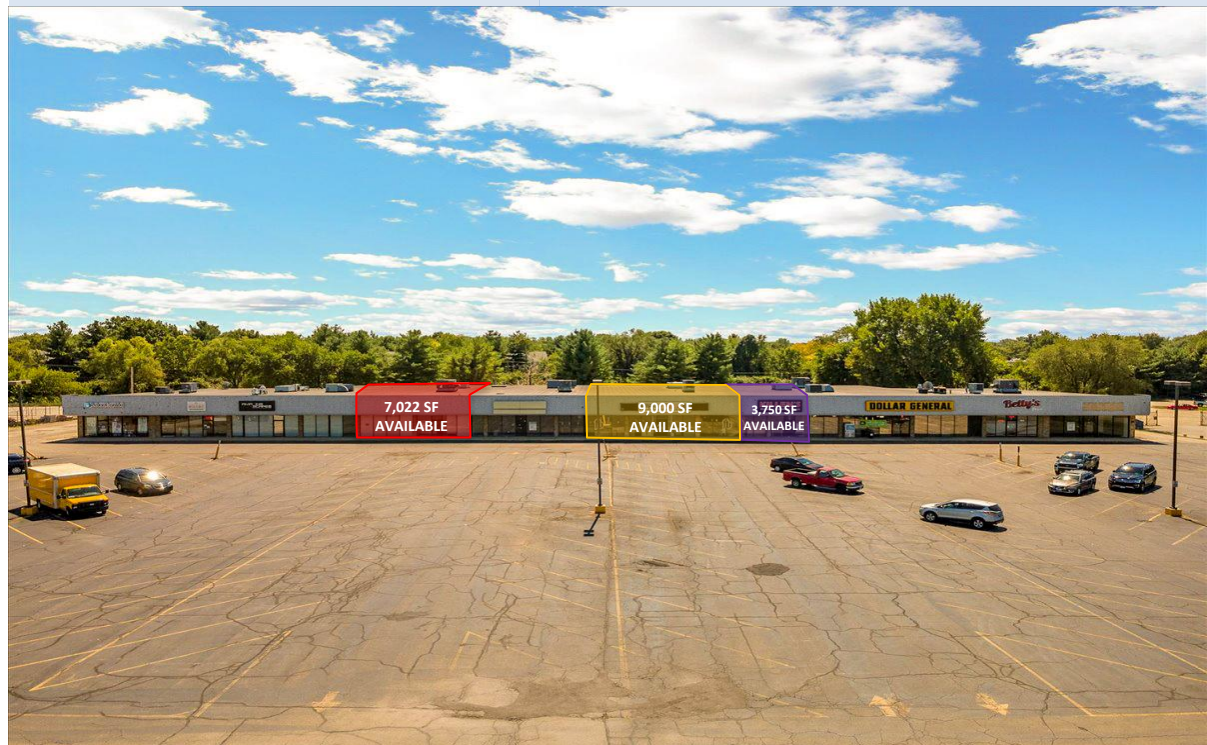
Suite D (7,022) was remodeled in 2023 including updates to electrical, flooring, HVAC, plumbing, and paint. It is set up as office space with several private offices, a conference room, an open floor area, a data processing room, 2 restrooms, and a storage area with a workbench and cages. **Suite F (9,000 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



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WABASH AVE - 21,300 AADT

CHATHAM AVE - 14,900 AADT



WABASH AVE - 25,100 AADT

1650 WABASH AVE

CHATHAM AVE - 14,900 AADT



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Springfield, IL

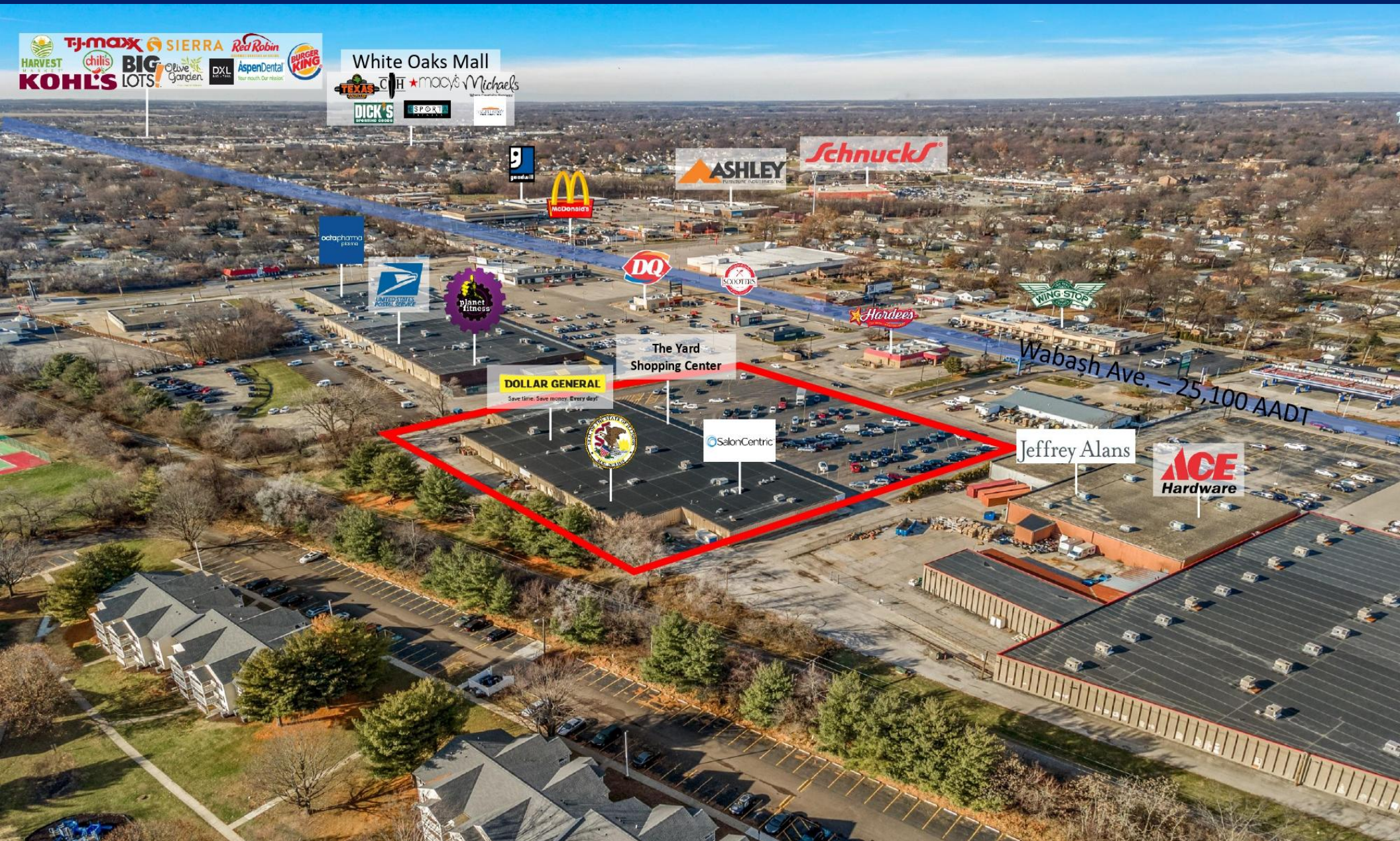
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HIGH AERIAL



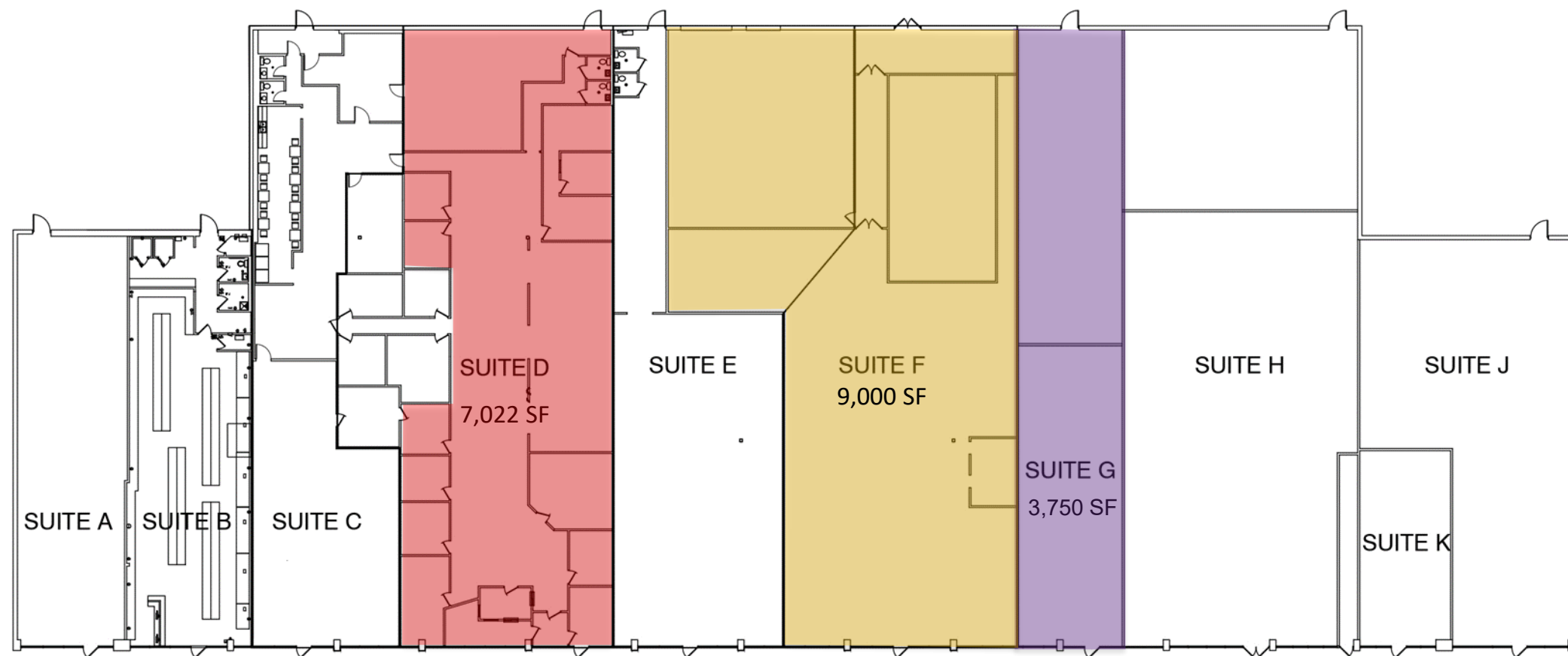
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BUILDING LAYOUT



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EXTERIOR PHOTOS



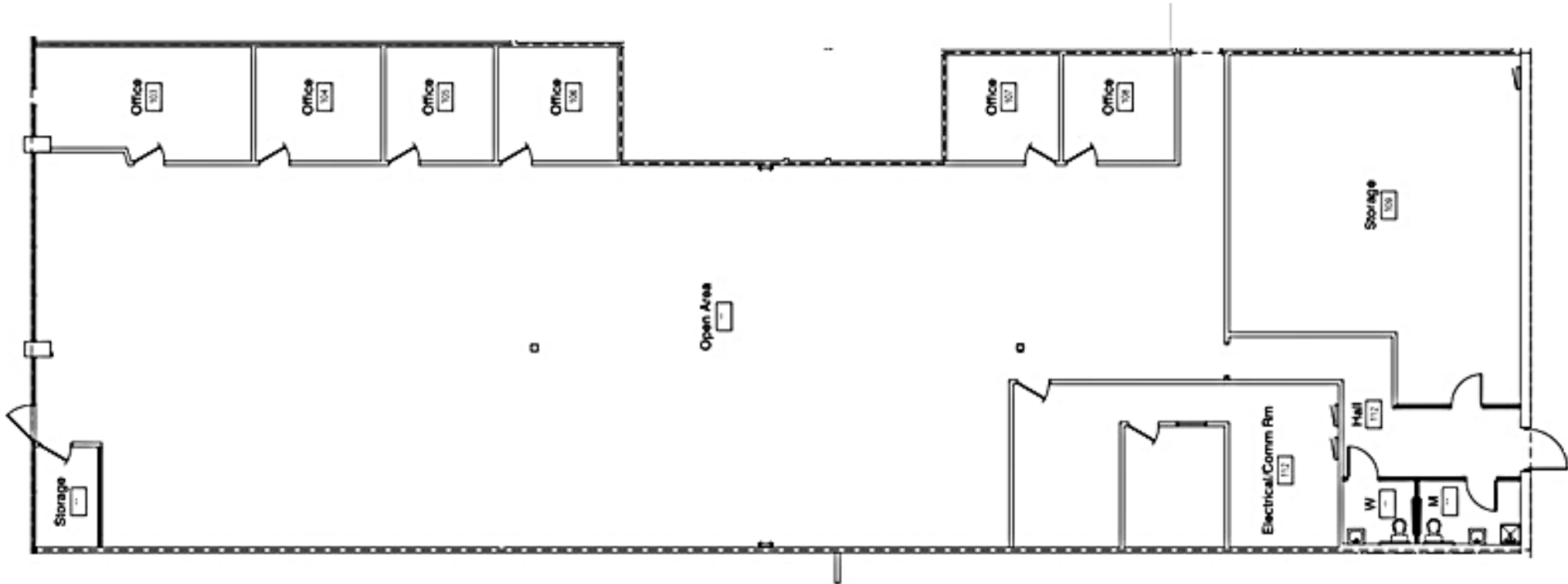
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SUITE D FLOOR PLAN



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INTERIOR PHOTOS



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Suite D – 7,022 SF



INTERIOR PHOTOS



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Suite D – 7,022 SF (Cont.)

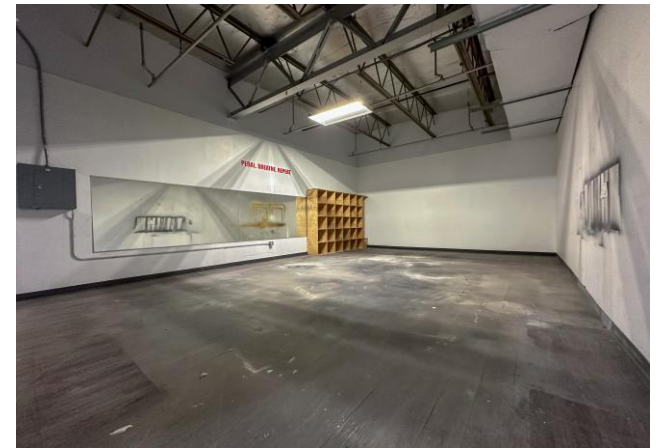
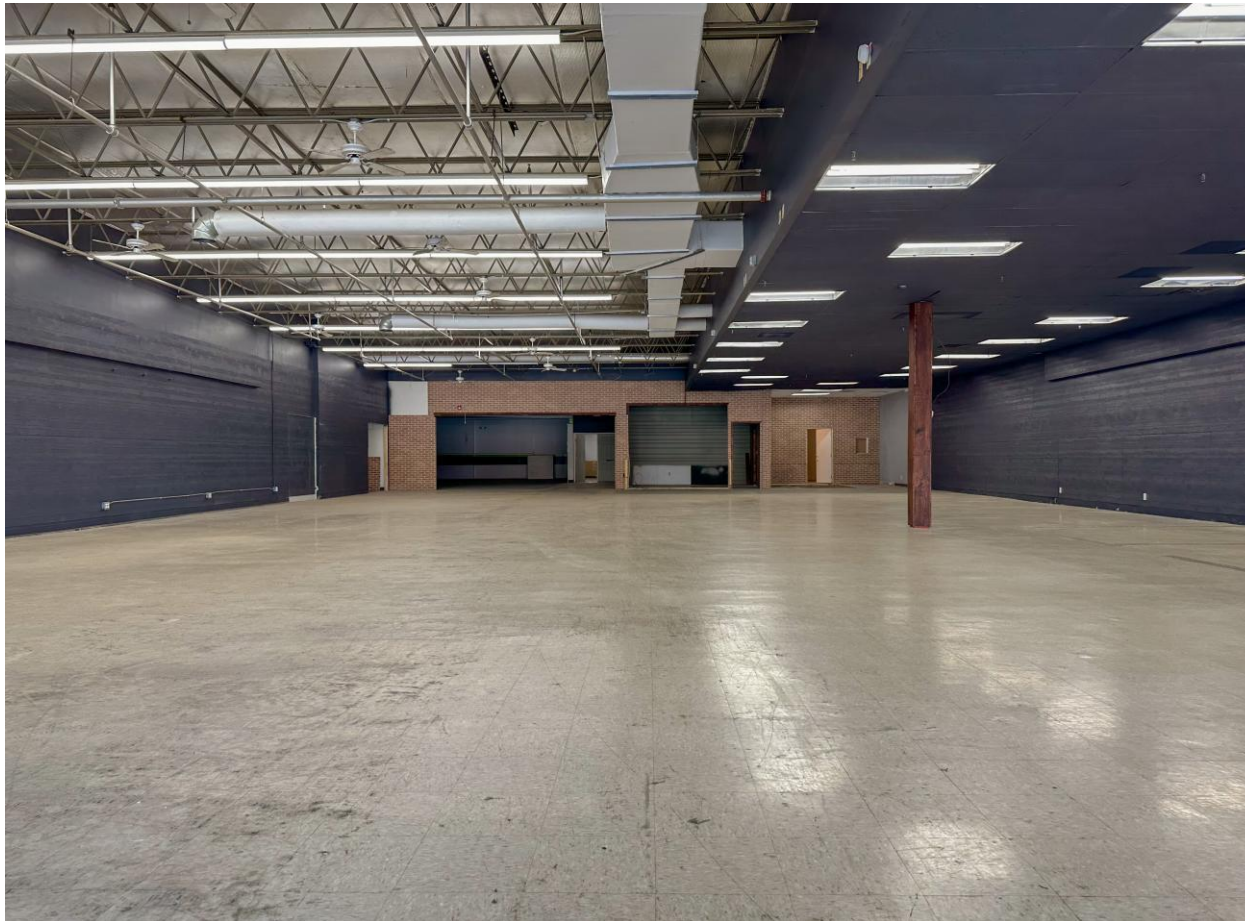


INTERIOR PHOTOS



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Suite F – 9,000 SF



INTERIOR PHOTOS



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Suite F – 9,000 SF (Cont.)



INTERIOR PHOTOS



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Suite G – 3,750 SF



DEMOGRAPHICS



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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
2030 Population (Projected)	10,297	60,194	109,605

HOUSEHOLDS

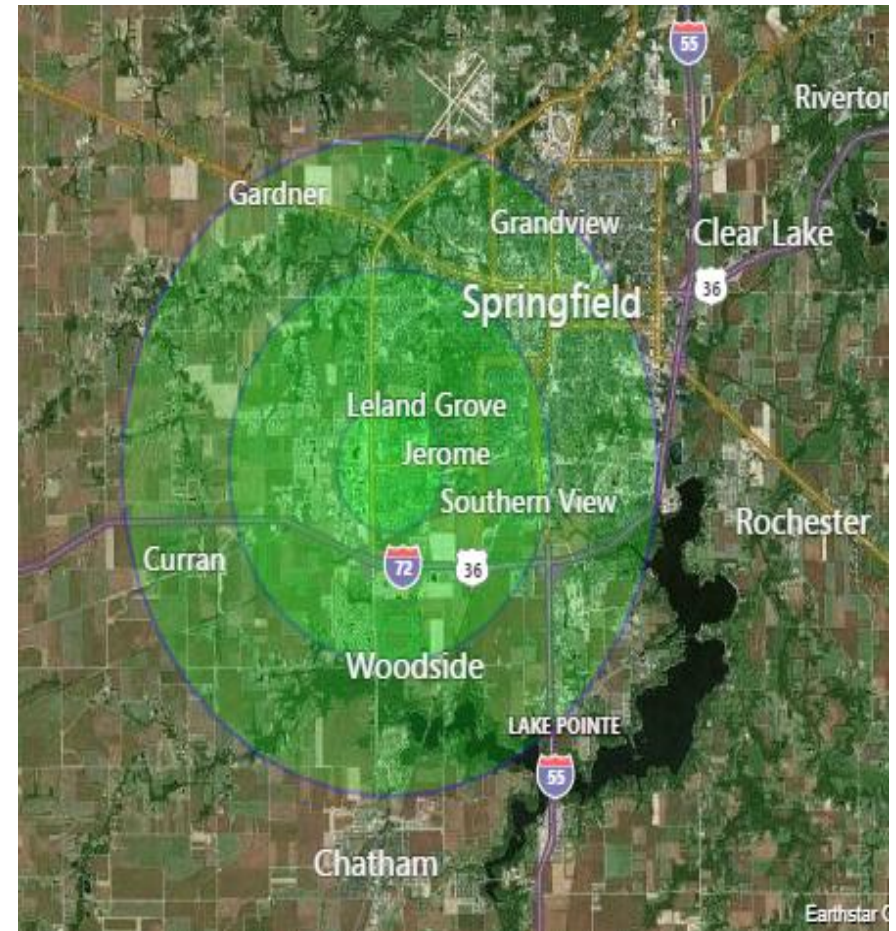
	1-MILES	3-MILES	5-MILES
2025 Households	5,060	29,459	51,009
2030 Households (Projected)	5,078	29,487	51,110

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
2025 Average Household Income	\$88,204	\$97,355	\$94,268

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	546	3,687	6,094
2025 Employees	5,015	48,279	120,264



CONTACT



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CBCDR MAIN OFFICE

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CBCDR.COM



PROPERTY HIGHLIGHTS

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