

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3126 S. Dirksen Pkwy**  
Springfield, IL 62703

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End-Cap Vanilla Shell Space  
with a Drive-Up Window in a  
Newly Constructed  
Dispensary-Anchored Retail  
Center For Lease



**BLAKE PRYOR**

Vice President

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**COLDWELL BANKER COMMERCIAL**

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Springfield, IL

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

**BY ACCEPTING THIS CIS, YOU AGREE THAT:** (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to bring an End-Cap Vanilla Shell Space with a Drive-up Window in a Newly Constructed Dispensary-Anchored Retail Center to market.

Shangri-La, a high volume MSO and Illinois-licensed dispensary, operates their shop adjacent to the end-cap space. The open layout features a 2't x 3'w drive-up window on the north side of the space and is ready for Tenant finishes. The space already has a finished ADA-compliant restroom and a mop sink with a 30-gal water heater, sturdy concrete flooring, unpainted taped drywall, and HVAC unit(s) in place. The Landlord would provide ductwork, basic light fixtures, and a ceiling. The existing electrical is more than adequate for most light retail uses at 250 Amp/208Y/120V/3-Ph 4W.

The site is located along S. Dirksen Pkwy on the southeast side of Springfield. It has 83' of frontage on the bustling Dirksen Parkway (12,000 AADT) and visibility from Interstate 55/72 (52,300 AADT), creating a constant buzz. It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotel brands to accommodate business travelers and visitors (IHG, Marriott, and Wyndham), and popular restaurants that establish a robust dining scene (Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks). The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area, naturally attracting a steady customer base and fostering strong demand for services in the area. Also, the site enjoys proximity to a wealth of shopping, entertainment, and various amenities, enhancing its overall allure to businesses and investors alike.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis.

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>3126 S. Dirksen Pkwy, Chatham, IL 62629</b>
<b>AVAILABLE SPACE</b>	2,405 SF
<b>LEASE RATE</b>	\$20.00 / SF / Net
<b>ZONING</b>	B-1, Highway Business District
<b>YEAR BUILT</b>	2024
<b>PARKING</b>	45 Spaces



# AERIAL



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# EXTERIOR PHOTOS



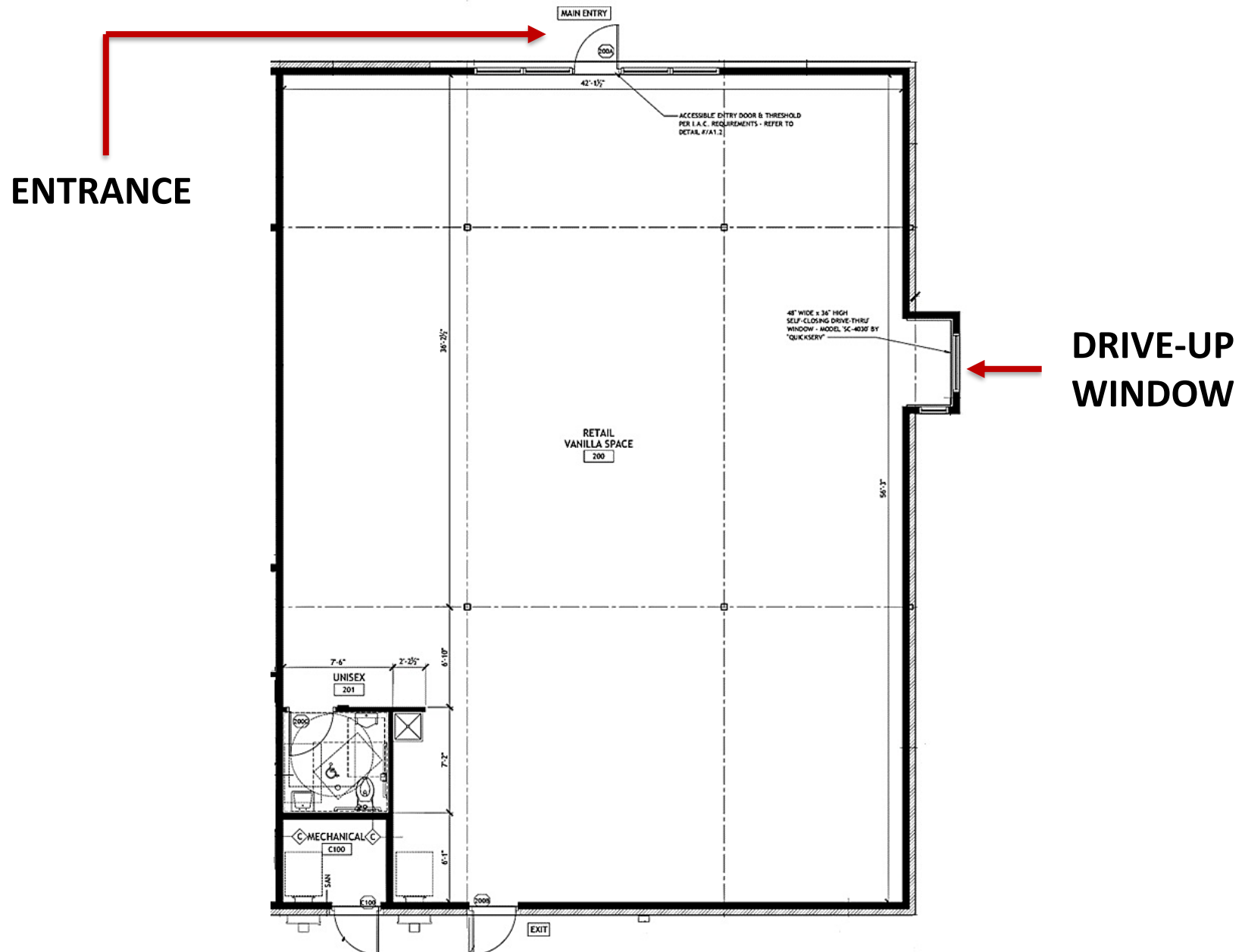
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# FLOOR PLAN



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# ANCHOR TENANT PROFILE



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Shangri-La, started in 2019, is a family-founded company whose members have extensive backgrounds in retail compliance, business management, medicine, and dentistry. Shangri-La first started with medical marijuana and created a model that focuses on patients' overall well-being, providing education, and cultivating a better understanding and perception of cannabis. Shangri-La has now embraced adult-use cannabis and broadened the above focus to include all visitors. Shangri-La is committed to providing the community with safe, reliable, and professional access to marijuana. We are working hand in hand with local communities, business owners, the State, and law enforcement to not only be involved in the development of this new industry but to be a leader within it.

At Shangri-La Dispensaries, we have crafted a premium cannabis shopping experience where our primary focus is you – our patients and consumers. We have a team of professional healthcare workers and highly educated budtenders offering an unparalleled level of knowledge and service to empower visitors during their journey with cannabis. Whether for illness or wellness, Shangri-La can provide a myriad of top of the line products to meet all your needs. Our wonderful staff is always here to address any of your questions and concerns and allow you to leave feeling confident about your purchase.



Ownership	Private
Industry	Medical & Adult-Use Cannabis
Headquarters	Jefferson City, MO
Founded	2019
Locations	Multi-State Operator in Missouri, Ohio, Connecticut, & Illinois
Employees	Up to 25

[www.shangriladispensaries.com](http://www.shangriladispensaries.com)



# DEMOGRAPHICS



## POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,680	34,363	97,385
2023 Population	3,608	34,227	97,460
2028 Population (Projected)	3,546	34,053	97,718

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	1,579	14,111	43,052
2028 Households (Projected)	1,549	14,031	43,151

## INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$27,066	\$30,320	\$34,226
2023 Median Household Income	\$52,198	\$58,322	\$61,285
2023 Average Household Income	\$61,827	\$73,540	\$77,479

## BUSINESS

	1-MILES	3-MILES	5-MILES
2023 Total Businesses	118	850	3,407
2023 Employees	2,665	19,998	86,696



# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- New Construction (2024)
- End-Cap w/ Drive-Up Window
- Dispensary-Anchored
- Vanilla Shell (Ready for Tenant Finishes)
- Near Interstate & Great Visibility
- Proximate to Hotels, Restaurants, Large Workforce