

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3114-3128 S. 6th St
Springfield, IL 62703

**Park South In-Line Storefronts
For Lease**

BLAKE PRYOR
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Springfield, IL

217-547-6650

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OVERVIEW



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PROPERTY OVERVIEW

Do not miss this exceptional leasing opportunity in the bustling and highly visible Park South Development! Two in-line storefronts, with the flexibility to assemble them for a larger footprint to suit your business needs, are now available in this vibrant center, home to popular co-tenants such as Jimmy John's, World Finance, Sun Room Tanning, Delta Vapes, and Jaalsa.

3118 (845 SF) is currently an Edward Jones office that features a welcoming reception area, a private office, a storage room, and a private bathroom – perfect for professional services.

3120 (1,747 SF) was previously used as a hair salon and the versatile space offers a mostly open floor plan, two restrooms, a private office, a storage area with washer/dryer hook-up, and endless potential for retail or service businesses.

Position your business for success in this dynamic multi-unit strip center, located on the bustling S. 6th St corridor with impressive traffic counts of 24,300 vehicles per day. This prime location offers unparalleled exposure and is minutes from key highways, including I-55 and I-72, ensuring seamless access for customers and consumers alike.

The property is surrounded by a diverse mix of national retailers, restaurants, and service providers, drawing significant foot and vehicle traffic to the area. Nearby attractions include Starbucks, Taco Bell, U-Haul, DaVita Kidney Care, Hertz, Walgreens, and a busy shopping center anchored by County Market.

PROPERTY INFORMATION

ADDRESS	3114-3128 S. 6 th St, Springfield, IL 62703
AVAILABLE SPACE	Could be Assembled { 3118 – 845 SF 3120 – 1,747 SF
LEASE PRICE	3118 – \$18.00 / SF / NNN 3120 – \$16.50 / SF / NNN
NNN ESTIMATE	\$7.50 / SF
ZONING	B-1, Highway Business District
PARKING	65 Spaces



AERIAL



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SITE

INTERSTATE 55 - 21,800 AADT

INTERSTATE 55 - 24,300 AADT

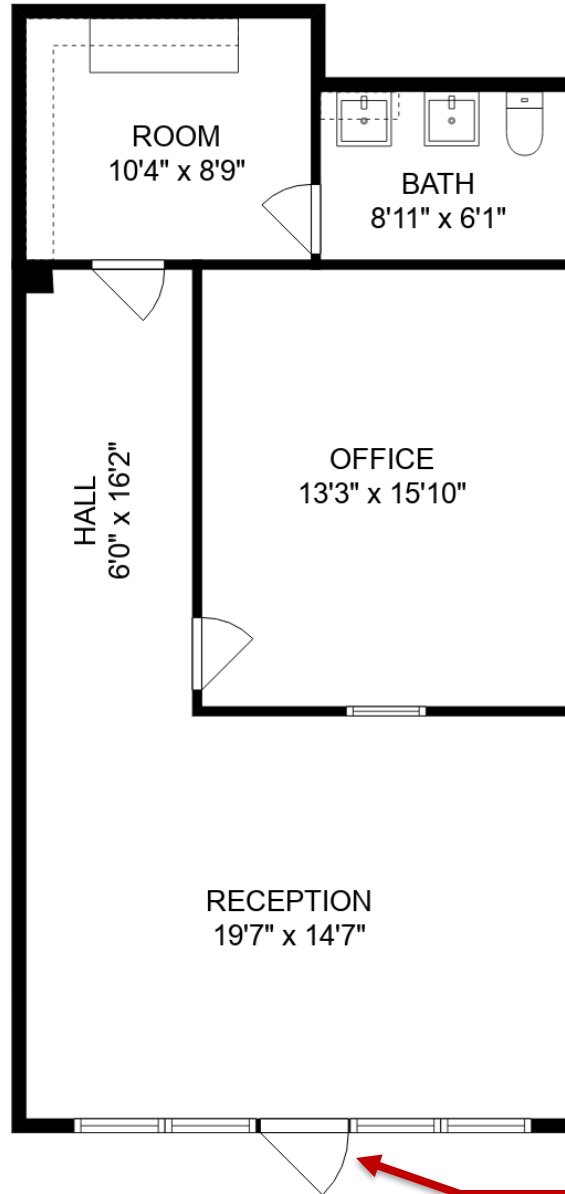
INTERSTATE 72 - 40,500 AADT

FLOOR PLAN



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3118 S. 6th St – 845 SF



INTERIOR PHOTOS



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3118 S. 6th St – 845 SF

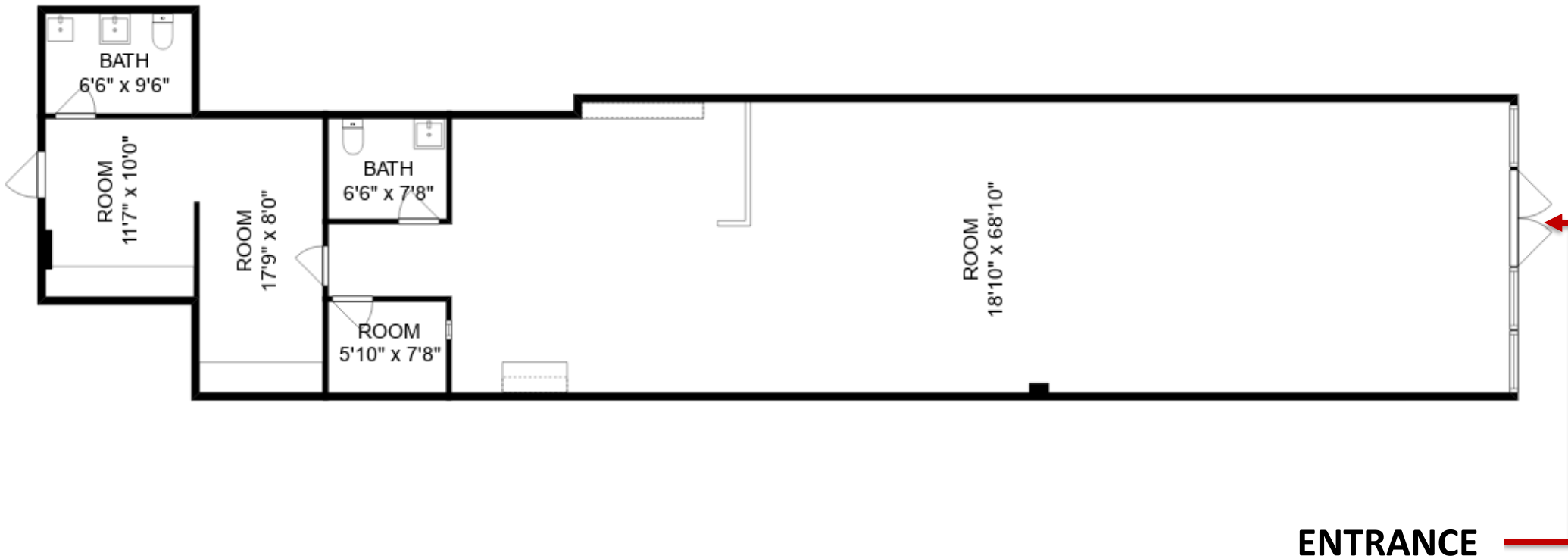


FLOOR PLAN



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3120 S. 6th St – 1,747 SF



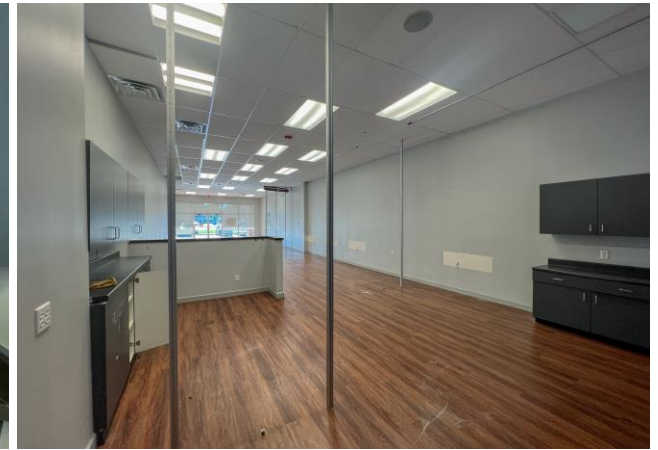
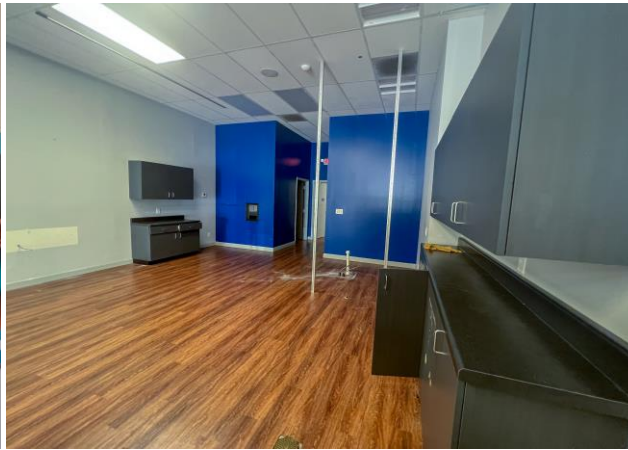
ENTRANCE

INTERIOR PHOTOS



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3120 S. 6th St – 1,747 SF



DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	4,955	54,590	117,599
2024 Population	4,877	53,374	116,336
2029 Population (Projected)	4,791	52,406	115,006

HOUSEHOLDS

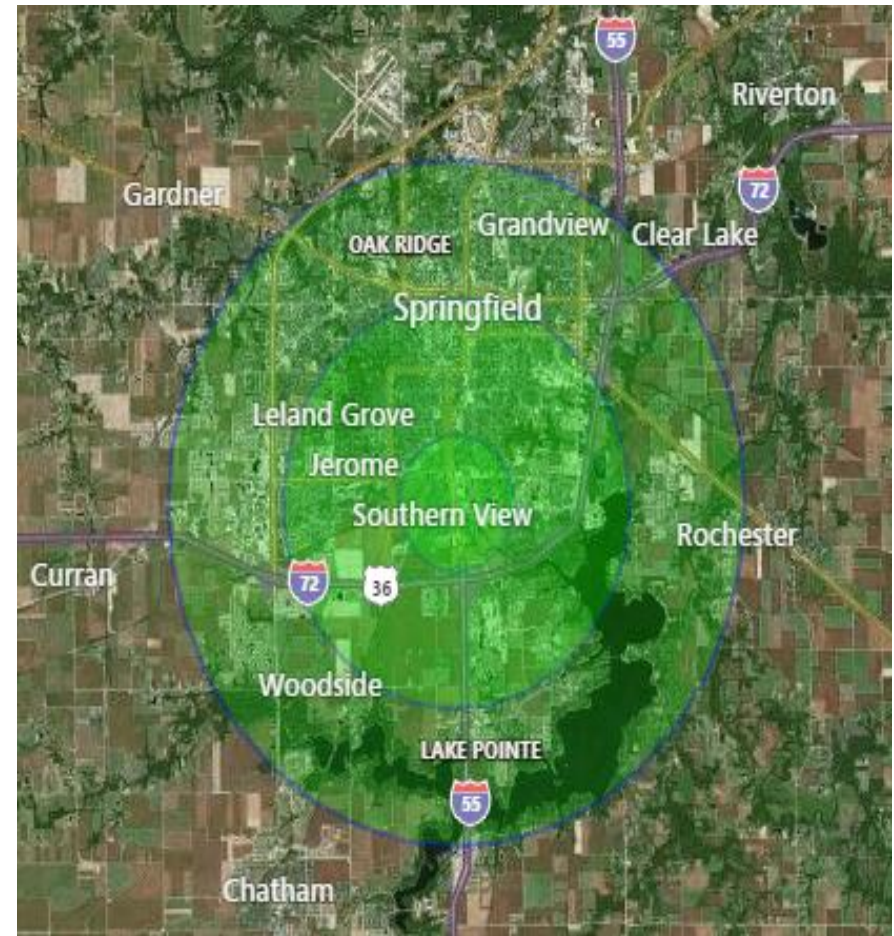
	1-MILES	3-MILES	5-MILES
2024 Households	2,337	24,340	53,083
2029 Households (Projected)	2,340	24,461	53,755

INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$38,571	\$37,793	\$42,392
2024 Median Household Income	\$58,647	\$57,218	\$63,998
2024 Average Household Income	\$80,557	\$82,655	\$93,027

BUSINESS

	1-MILES	3-MILES	5-MILES
2024 Total Businesses	377	3,254	6,242
2024 Employees	5,494	57,751	130,593



CONTACT



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PROPERTY HIGHLIGHTS

- 24,300 AADT along S. 6th St
- Good Co-Tenancy Mix
- Great Visibility
- 3118: Perfect for Small User
- Near Several Retailers/Destinations
- 3120: Perfect for a Salon