

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3101 Constitution Dr
Springfield, IL 62704

Quiet Professional Office
Space in a Class A Office
Property For Lease

BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bprior@cbcdr.com

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

USE AGREEMENT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PROPERTY OVERVIEW

Quiet, Professional Office Space available for lease in this Class A Office Property. Available space is approximately 4,239 SqFt and has a flexible layout. It is situated between two federal government tenants. Landlord will consider tenant improvements for a qualified and good credit user. The property is well-maintained and professionally managed. There is abundant, on-site parking.

Property is located within minutes of both Veterans Pkwy/IL-Rt. 4 and Interstate 72. Property is located in the Parkway Pointe Development on the West Side of Springfield, IL. It has visibility from Veterans Parkway, the main commercial artery in Springfield. Neighboring attractions include Walmart, Target, Portillo's, Starbucks, McDonald's, Hobby Lobby, SkyZone, and several other retailers, restaurants, hotels, and professional office.

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. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	3101 Constitution Dr, Springfield, IL 62704
AVAILABLE SPACE	4,239 SF
LEASE RATE	\$17.50 / SF / Gross
ZONING	B-1, Highway Business District
YEAR BUILT	2003
PARKING	Ample



AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



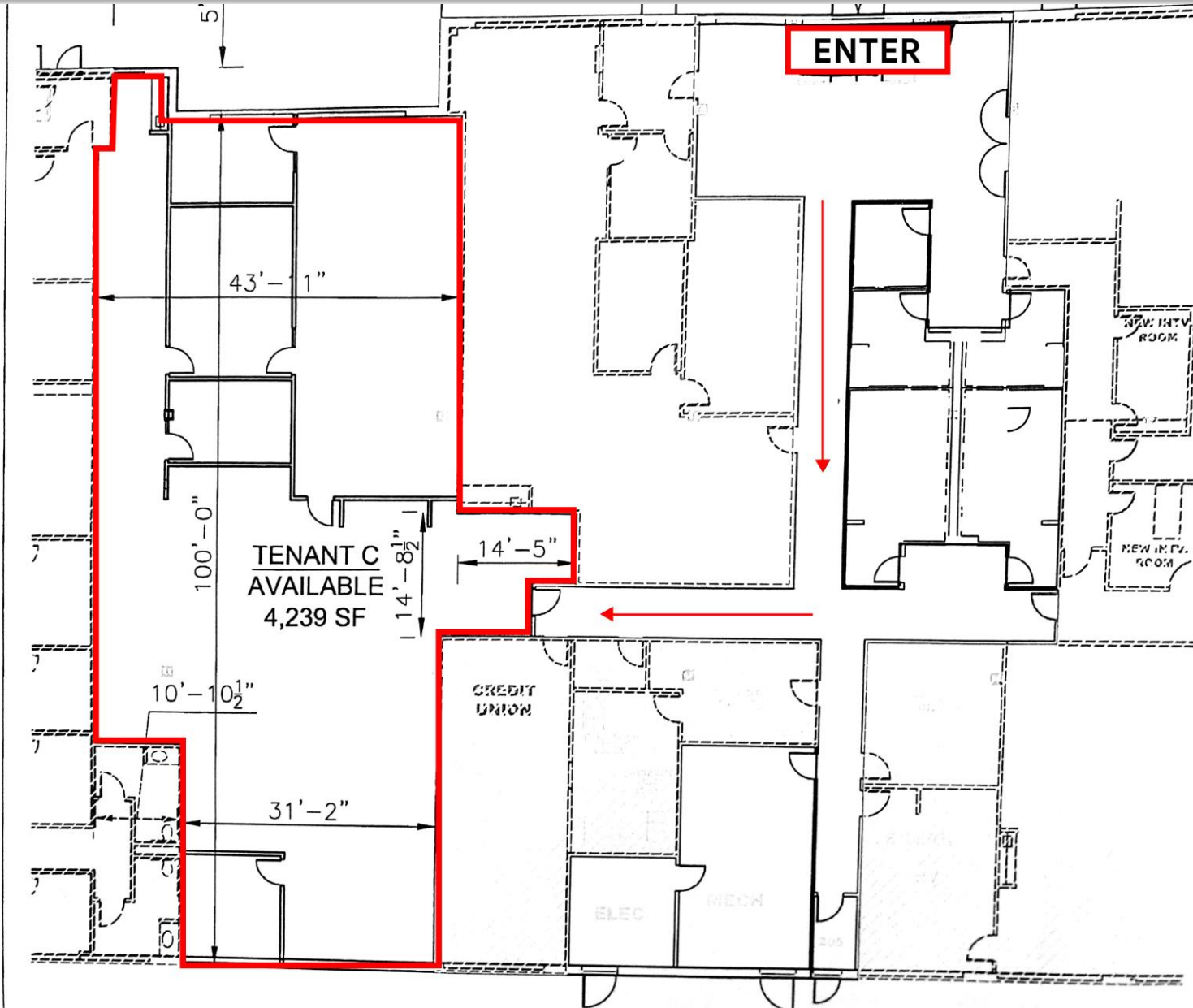
**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FLOOR PLAN



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



DEMOGRAPHICS



POPULATION

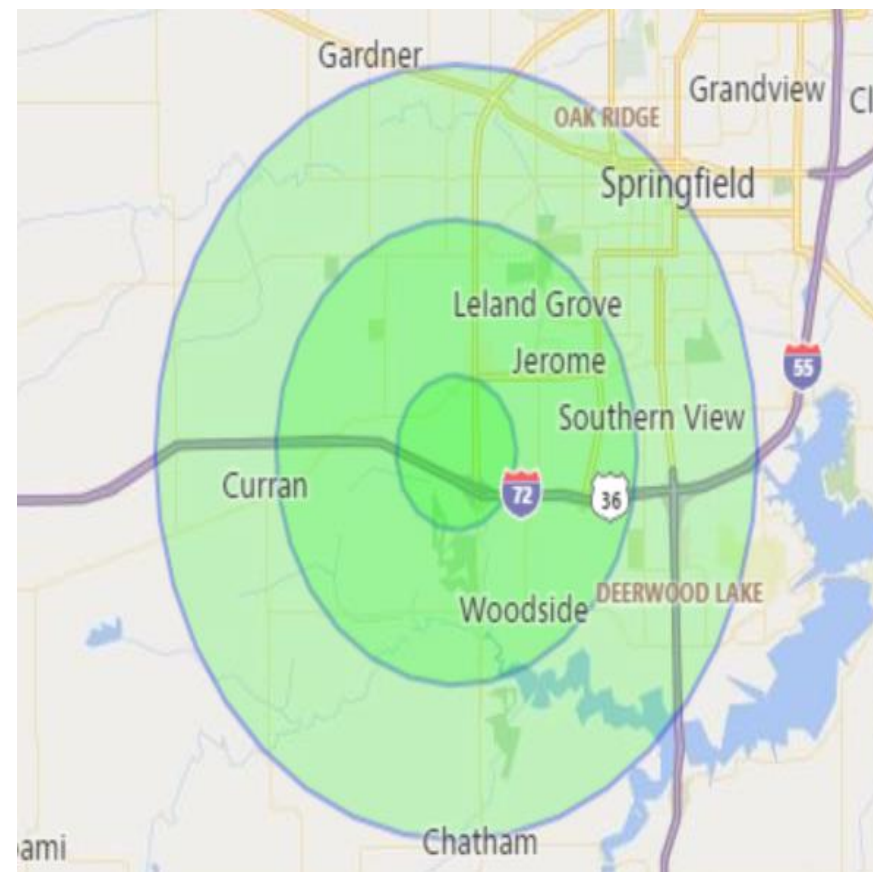
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,487	32,763	93,286
2023 Population	2,515	33,183	93,977
2028 Population (Projected)	2,565	34,573	95,819

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	1,137	15,116	42,883
2028 Households (Projected)	1,157	15,720	43,581

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$44,117	\$51,191	\$41,562
2023 Median Household Income	\$76,921	\$86,515	\$72,413
2023 Average Household Income	\$97,539	\$112,376	\$91,084



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor

Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Class A Professional Office Space
- Well-Maintained
- Professionally Managed
- Flexible Layout
- Abundant Parking
- TIA/Buildout Incentives Available