

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1277 N. 7th St
Riverton, IL 62561

**Core-Plus Grocery-Anchored
Neighborhood Shopping Center
For Sale**

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

©2025 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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.

EXTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to present an exceptional opportunity to acquire a Core-Plus Grocery-Anchored Shopping Center – 30,711-square-foot retail center with an adjacent 0.87-acre pad site (the “Property”) in Riverton, IL, part of the Springfield MSA.

The Property features a diverse mix of long-term, service-oriented, and e-commerce-resistant tenants, many of whom have occupied their spaces for years—showcasing both strong tenant loyalty and lasting community appeal. Built in 1979, the center has consistently maintained high occupancy levels, providing investors with stable income, and the 0.87-acre pad site offers additional upside and is ready for development. The site could support a range of uses—such as multi-family housing, an office or retail building, or a quick-service restaurant (QSR)—creating opportunities to further expand the Property’s revenue base and overall value.

Ideally located near the heart of Riverton, the Property benefits from close proximity to key community amenities including residential neighborhoods, schools, and churches. It is easily accessible via North 7th Street, with convenient connections to state routes and Interstate 72. The Property serves a trade area of more than 23,000 residents within a five-mile radius, with an average household income of over \$104,000.

PROPERTY INFORMATION

ADDRESS	1277 N. 7 th St, Riverton, IL 62561
ASKING PRICE	\$1,700,000
CAPITALIZATION RATE	7.06%
BUILDING SIZE	30,711 SF
LOT SIZE	5.43 AC
TAX PINS	15-04.0-476-012, & -013

IN-PLACE PRO FORMA

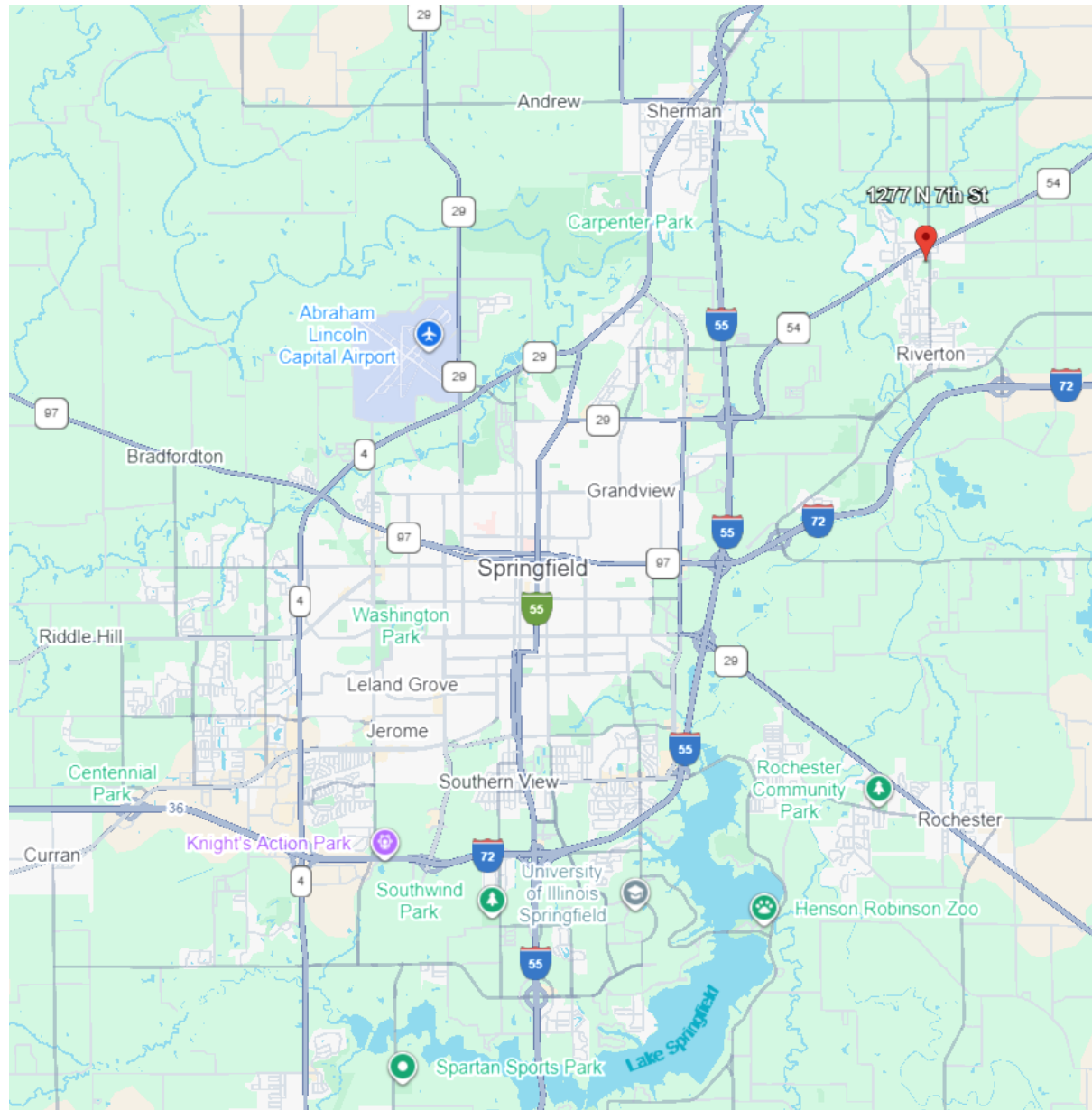
RENT	\$193,044
VACANCY/COLLECTION LOSS (7%)	(\$13,513)
EFFECTIVE GROSS INCOME	\$179,531
EXPENSES	\$59,468
NET OPERATING INCOME	\$120,063



REGIONAL MAP



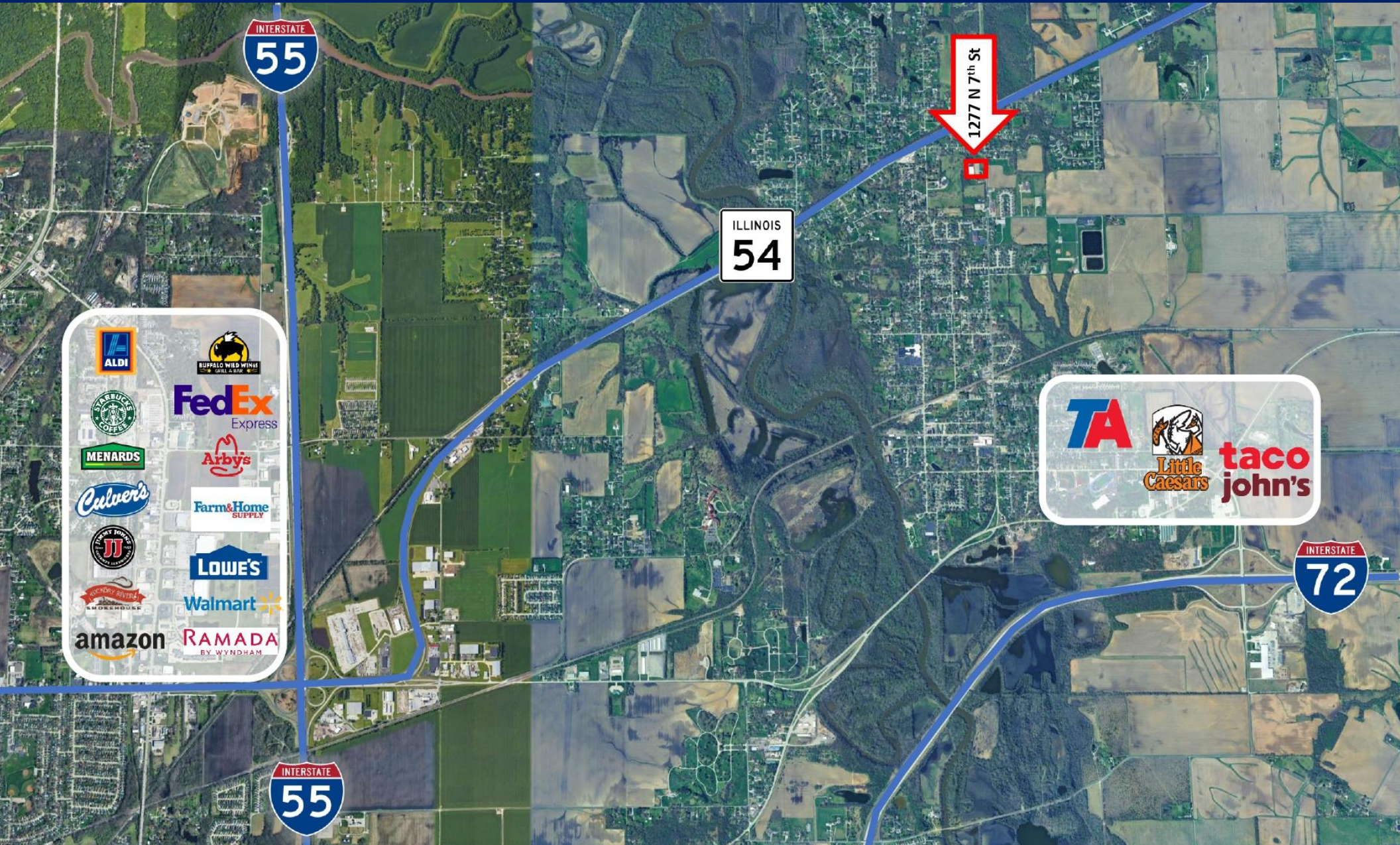
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



AERIAL MAP

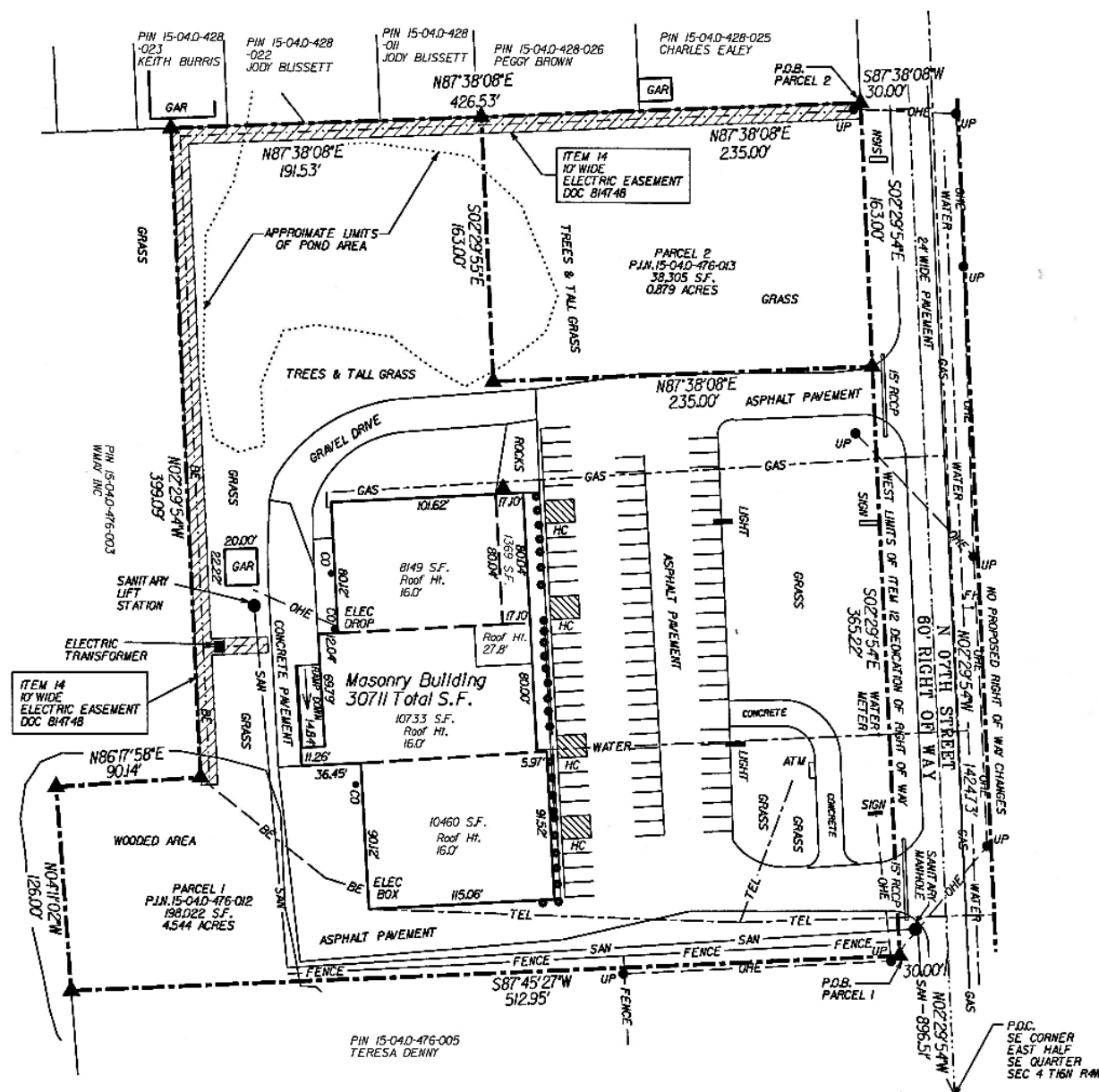


**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY





COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



PROJECTED INCOME STATEMENT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2025 PROJECTED INCOME STATEMENT

GROSS INCOME

Base Rent	\$191,244.00
Additional Income (ATM)	\$1,800.00
Vacancy & Collection Loss (7%)	(\$13,513.00)
Total Gross Income	\$179,531

OPERATING EXPENSES

Real Estate Taxes	\$20,280.44	2025 ACTUAL COST
Building Insurance	\$8,208.00	2024 PREMIUM
Common Area Maintenance	\$4,640.00	2024 ACTUAL COST
Utilities	\$3,000.00	PRO-FORMA COST
Maintenance & Repair (3%)	\$5,386.00	PRO-FORMA COST
Property Management (5%)	\$8,977.00	PRO-FORMA COST
Capital Expenditures (5%)	\$8,977.00	PRO-FORMA COST
Total Operating Expenses	\$59,468.44	
NET OPERATING INCOME	\$120,062.56	

LEASE ABSTRACT – KENT’S IGA



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RENT ROLL

Year	Annual	Monthly	Lease Rate
1-10	\$60,000.00	\$5,000.00	\$5.59/ SF
11-15*	\$65,620.92	\$5,468.41	\$6.11 / SF
16-20*	\$76,072.63	\$6,339.39	\$7.09 / SF

* Option Periods – 3% annual escalators

TENANT OVERVIEW



Kent’s IGA is a long-standing, family-run full-service grocery in downtown Riverton.

Since 1979 at this location, Kent’s IGA continues to serve the Village and nearby Springfield suburbs with weekly ad specials, in-store meat, deli, and produce offerings and community events and partnerships.

LEASE ABSTRACT

Tenant	Kents Market, Inc
Lease Type	Modified Net
Leased Premises	10,733 SF
Term Commencement	5/1/2023
Term Expiration	4/30/2033
Option(s)	2 – 5 Year
Roof & Structure	Landlord
RE Taxes	Landlord
Building Insurance	Both
Utilities	Tenant
HVAC/Electrical/Plumbing	Tenant
Snow Removal	Tenant
Landscaping	Tenant

INTERIOR PHOTOS – KENT'S IGA



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

©2025 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.

LEASE ABSTRACT – CURRY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RENT ROLL

Year	Annual	Monthly	Lease Rate
1-10	\$71,250.00	\$5,937.50	\$6.81 / SF
11-15*	\$75,640.72	\$6,303.39	\$7.23 / SF
16-20*	\$83,513.47	\$6,959.46	\$7.98 / SF

* Option Periods – 2% annual escalators

TENANT OVERVIEW



Curry's Family Pharmacy is a long-running, independent community pharmacy. It was founded by Tom and Nancy Curry who opened the business in 1999 and operated for ~25+ years. They sold the business to its current operators.

The store is affiliated with the Good Neighbor Pharmacy network and offers full retail pharmacy services plus community conveniences (home delivery, immunizations, photo kiosk, "old-time" soda foundation).

The pharmacy doubled its space in 2010 when they relocated to this site.

LEASE ABSTRACT

Tenant	Curry's Family Pharmacy, Inc
Lease Type	Modified Net
Leased Premises	10,460 SF
Original Term Commencement	6/1/2010
New Term Commencement	1/1/2025
New Term Expiration	11/30/2034
Option(s)	2 – 5 Year
Roof & Structure	Landlord
RE Taxes	Landlord
Building Insurance	Landlord
Utilities	Tenant
HVAC/Electrical/Plumbing	Tenant (HVAC Repair/Replacement), Landlord
Snow Removal	Tenant
Landscaping	Tenant

INTERIOR PHOTOS – CURRY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



LEASE ABSTRACT – FITNESS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RENT ROLL

Year	Annual	Monthly	Lease Rate
1-10	\$60,000.00	\$5,000.00	\$7.36 / SF
11-15*	\$65,620.92	\$5,468.41	\$8.05 / SF
16-20*	\$76,072.63	\$6,339.39	\$9.34 / SF

* Option Periods – 3% annual escalators

TENANT OVERVIEW



Riverton Fitness is a locally operated full-service gym that advertises 24/7 keycard access plus staffed hours, a mix of cardio/strength equipment, small group classes and community memberships.

LEASE ABSTRACT

Tenant	Riverton Gym, Inc
Lease Type	Modified Net
Leased Premises	8,149 SF
Term Commencement	5/1/2023
Term Expiration	4/30/2033
Option(s)	2 – 5 Year
Roof & Structure	Landlord
RE Taxes	Landlord
Building Insurance	Landlord
Utilities	Tenant
HVAC/Electrical/Plumbing	Tenant
Snow Removal	Landlord
Landscaping	Landlord

INTERIOR PHOTOS – FITNESS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

©2025 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.

LEASE ABSTRACT – INB ATM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RENT ROLL

Year	Annual	Monthly	Lease Rate
1-5	\$1,800.00	\$150.00	N/A

TENANT OVERVIEW



INB, formerly known as “Illinois National Bank,” is a locally owned and privately held national bank headquartered in Springfield, IL. INB opened as a second-generation bank in 1999 and has grown from two branches with \$24.7 million in assets to 13 branches (including Peoria, Bloomington, and Champaign) and three loan production offices (including St. Louis metro area, Tampa, and Miami) with over \$1.5 billion in assets.

INB offers traditional banking products, such as checking and savings accounts, mortgage and other loan services, and certificates of deposits (CDs). Also, they offer retirement products and wealth management services, including individual retirement accounts (IRA), remittance processing services, and tax preparation services.

INB employees over 300 people and has more than 40,000 ATM locations worldwide.

LEASE ABSTRACT

Tenant	INB National Association
Lease Type	Modified Net
Leased Premises	Freestanding ATM Kiosk
Term Commencement	4/1/2021
Term Expiration	3/31/2026
Option(s)	1 – 5 Year
Roof & Structure*	Landlord
RE Taxes	Landlord
Building Insurance	Both
Utilities	Tenant
HVAC/Electrical/Plumbing	Tenant
Snow Removal	Landlord
Landscaping	Landlord

* Tenant is responsible for repairs, maintenance, and security of the of ATM kiosk, any signage, and any additional building insurance premium as a result of its use. They installed new canopy and lighting in July 2025.

MARKET OVERVIEW



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SPRINGFIELD, IL MSA

Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is located in central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. **Amazon.com Services** has a recently completed 71,000-square-foot last-mile delivery station on North Dirksen Parkway, parallel to Interstate 55. They delivered the first package from the facility in October 2025. The project is will create 100 permanent jobs. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a \$224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation.

MARKET OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

VILLAGE OF RIVERTON

Nestled along the scenic Sangamon River just a short drive northeast of Springfield, Riverton, Illinois, strikes the perfect balance between small-town charm and city convenience. With a population of around 3,500, it's a tight-knit community where neighbors know each other, and life moves at a comfortable pace—without ever feeling disconnected from the amenities of nearby Springfield.

Riverton's location is hard to beat. Downtown Springfield and the Abraham Lincoln Capital Airport are just 7–10 minutes away, and major roadways, including Interstate 55, are within easy reach. Commuting, regional travel, or even a spontaneous weekend getaway is hassle-free.

Residents enjoy excellent local services, a strong school system through Riverton Community Unit School District #14, and plenty of recreational options. Parks have seen recent upgrades, including Field of Dreams Park, which now features an amphitheater, splash pad, and a peaceful Zen garden—perfect spots for families, community events, or simply enjoying the outdoors.

The housing market here is diverse and affordable, with a mix of single-family homes, rental apartments, and manufactured-home communities. With median home values around \$189,000, Riverton is an attractive choice for first-time buyers, growing families, or those looking to settle into a quiet retirement. The village's median age of 48 reflects a mature, welcoming community.

While Riverton has a small local business scene—retail shops, services, and light industry—its proximity to Springfield opens up broader employment opportunities in government, healthcare, and education. Residents get the best of both worlds: the peace of a small town and the career options of a larger city.

Safety is another draw. Crime rates are at or below national averages, and the local police department emphasizes community engagement and proactive safety measures, making Riverton a secure, family-friendly place to call home.

The village also presents opportunities for investors and developers. With its strategic location, affordability, and recent public improvements, there's potential for residential infill, small-scale retail, or light industrial projects that can tap into Springfield's workforce and consumer base.

With welcoming neighborhoods, scenic parks, strong schools, and convenient access to Springfield, Riverton isn't just a place to live—it's a community where families thrive, commuters enjoy city amenities without the city stress, and investors can find real opportunity.

DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	3,355	6,905	23,569
2025 Population	3,324	6,842	22,997
2030 Population (Projected)	3,287	6,758	22,692

HOUSEHOLDS

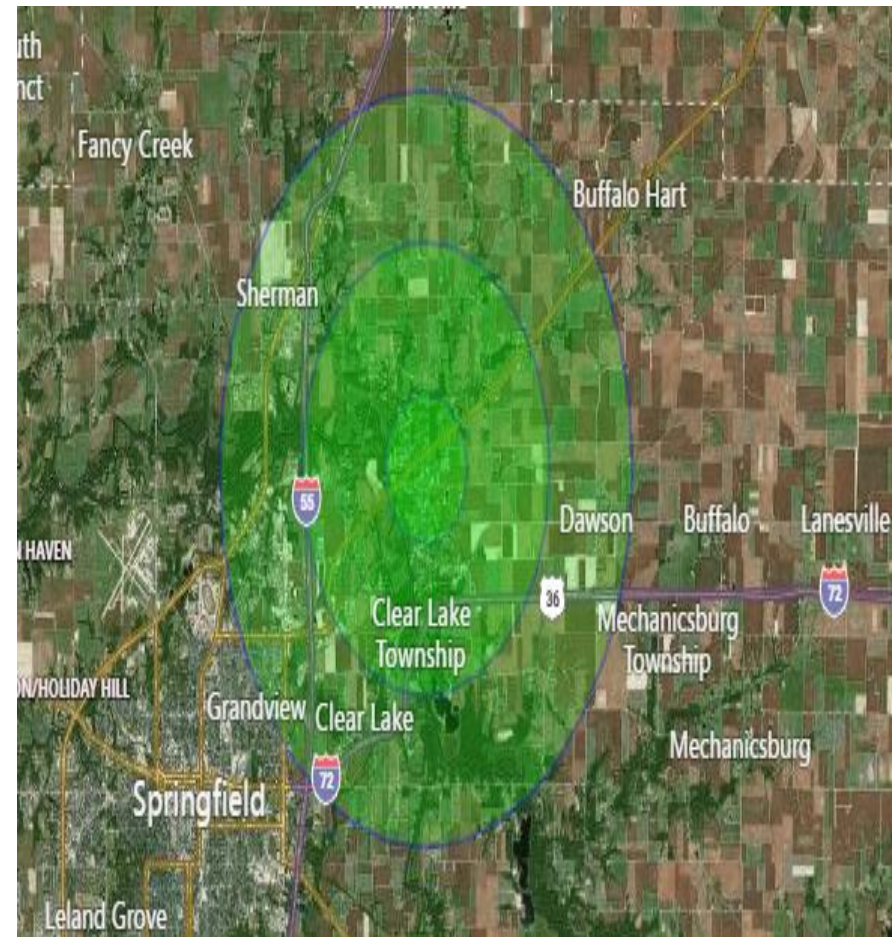
	1-MILES	3-MILES	5-MILES
2025 Households	1,384	2,777	9,753
2030 Households (Projected)	1,395	2,793	9,789

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$45,551	\$41,231	\$44,630
2025 Median Household Income	\$89,778	\$81,799	\$83,014
2025 Average Household Income	\$110,492	\$101,469	\$104,570

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	50	176	638
2025 Employees	555	2,611	7,898



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbsdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Core-Plus Grocery-Anchored Center
- Value-Add 0.87 AC Pad Site
- Strong, Service-Oriented Tenant Mix
- Proven Stable Occupancy
- Excellent Location in Springfield MSA
- Attractive Demographics, Trade Area