

SANGAMON CENTER NORTH



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

1861-1945 E. Sangamon Ave
Springfield, IL 62702

AVAILABLE

1895A: 1,345 SF

1939: 2,722 SF

Cell Tower Site
ATM Site

BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bprior@cbcdr.com



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DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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OVERVIEW



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PROPERTY OVERVIEW

Sangamon Center North is a Schnucks-anchored neighborhood shopping center serving Springfield, IL the past 40+ years. The site has high visibility with main road frontage, easily accessible with several curb cuts, and heavily traveled at 17,400 AADT. The site is minutes away from the Illinois State Fairgrounds, Interstate 55, and Interstate 72. The Landlord prides itself on timely responses, productive tenant relations, professional management, and frequent maintenance and upkeep. There is plenty of on-site parking.

Currently, there are 2 units available for lease. **1895A E. Sangamon Ave** is a 1,345 SF space located in the main shopping center. It features an open layout with 2 partitioned offices and 1 restroom. **1939 E. Sangamon Ave** is a 2,722 SF space located in the freestanding strip mall addition to the center. It features a large open layout with 1 restroom and a storage area. The Landlord would accommodate a cell tower site, an ATM site, or some other small ground lease or build-to-suit opportunity.

The Center co-tenants include Planet Fitness, Pet Supplies Plus, Rent-A-Center, Pizza Hut, USPS, and Subway among many others.

PROPERTY INFORMATION

ADDRESS	1861-1945 E. Sangamon Ave, Springfield, IL 62702
AVAILABLE SPACE	1895A – 1,345 SF 1939 – 2,722 SF
LEASE RATE	\$8.00 / SF / NNN
NNN ESTIMATE	\$3.84 / SF
ZONING	B-1 (Highway Business District); S-2 (Community Shopping & Office District)
PARKING	Ample



AERIAL



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EXTERIOR PHOTOS



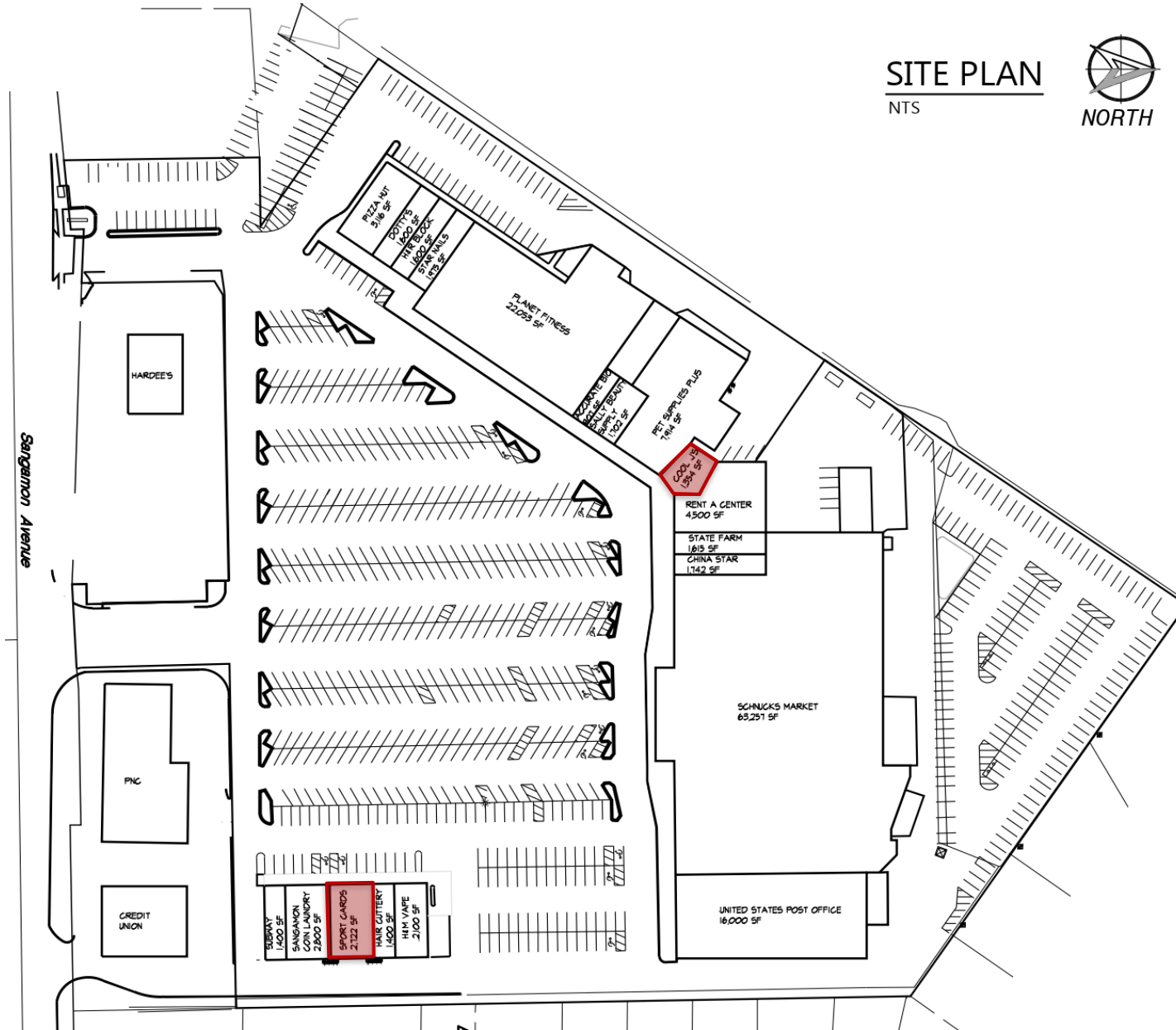
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SITE PLAN



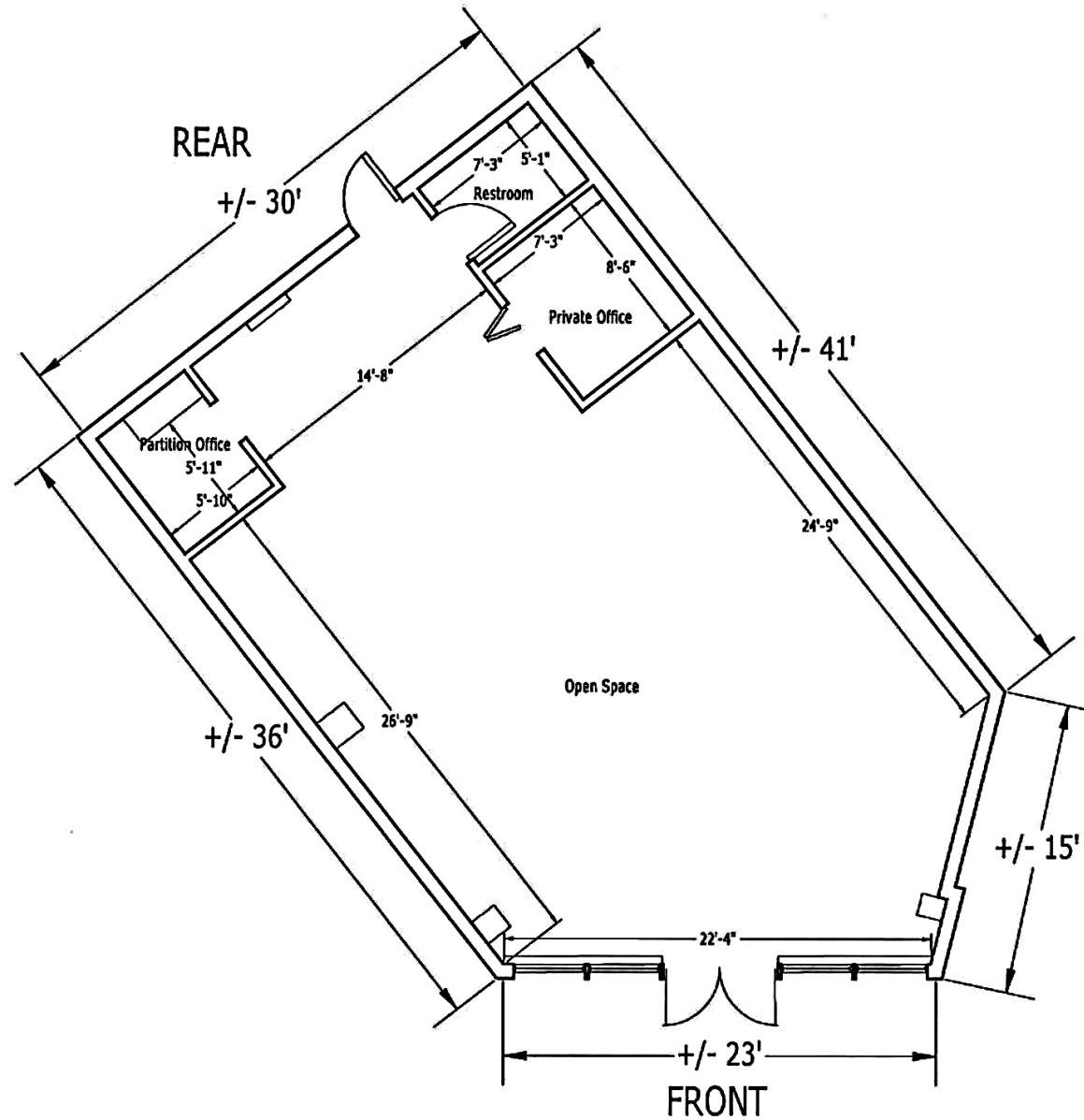
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FLOOR PLAN – 1,345 SF



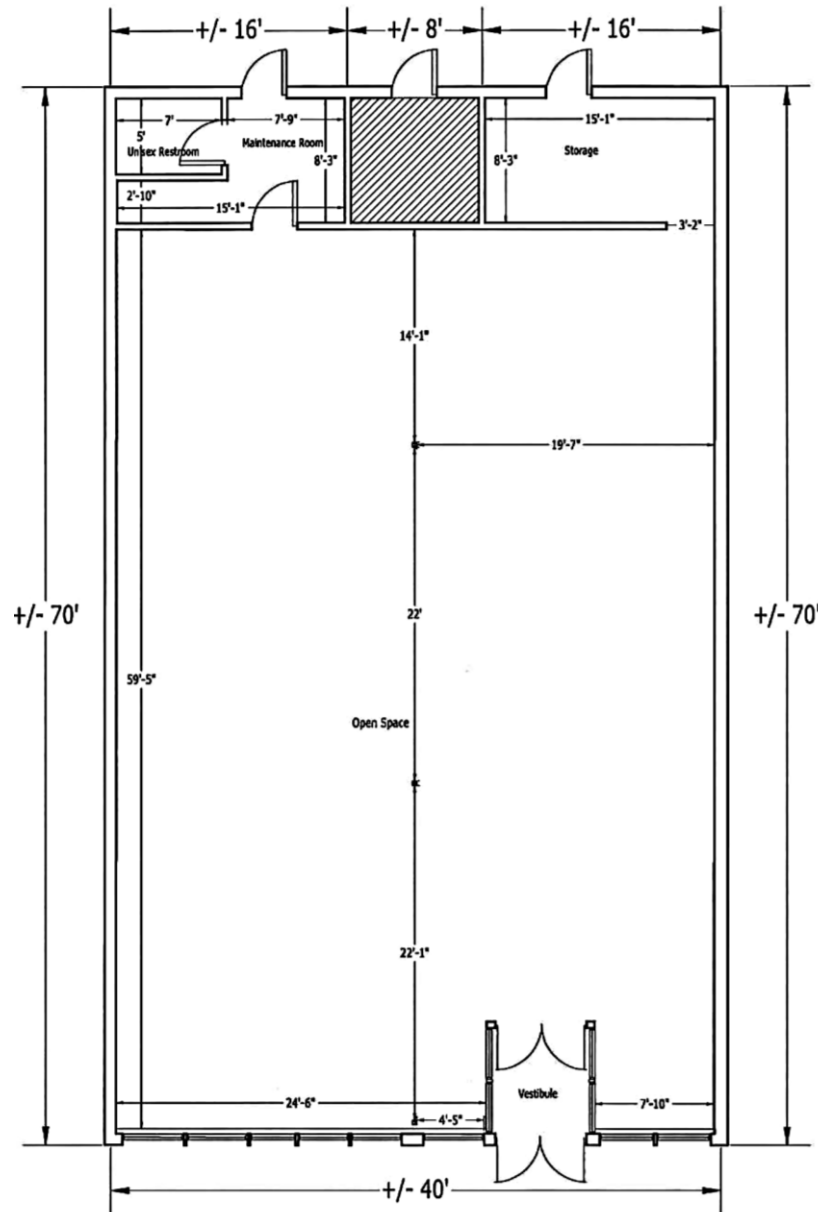
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FLOOR PLAN – 2,722 SF



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ANCHOR TENANT PROFILE



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Teammates of Schnuck Markets, Inc. have been serving customers a unique combination of quality food, variety and value for more than eight decades. Founded in north St. Louis in 1939, the family-owned grocery company has grown to include 115 stores in four states: Missouri, Illinois, Indiana and Wisconsin.

Schnucks also became known for the friendliness of our teammates. The friendly atmosphere of the stores so delighted customers that they frequently wrote enthusiastic letters and shared genuine compliments about teammates with Schnucks managers. In 1961, Schnucks adopted the slogan “The Friendliest Stores In Town” to highlight what our customers felt was our primary strength.

As the needs of customers changed, Schnucks became a leader in developing combination food and drug stores beginning in the mid 1970s. These full-service food and drug stores offered customers the convenience of more products and services under one roof. We remain committed to this format today as we continually add and modify the exact product mix in each store to match our customers’ desires.

In our ongoing effort to offer unique, high-quality products to our customers, we began adding manufacturing facilities to our operations in 1961 with the opening of our first bakery plant. In the early 1990s, we consolidated our food preparation in one central USDA-inspected kitchen, where entrees, side dishes, salads and smokehouse specialty items are prepared for retail sale in our deli, Chef’s Express and meat departments. Our manufacturing operations have relocated through the years to accommodate growth and gain the advantage of technological advancements and innovations which help us better serve our customers.

With the past as a predictor of the future, we can count on ongoing growth and change at Schnucks. One thing will never change: Our customers are our reason for being. Every position in the company exists to help us understand, serve and satisfy our customers.



Ownership	Private (Schnuck’s Markets, Inc.)
Industry	Grocery/Supermarket
Headquarters	St. Louis, MO
Founded	1939
Revenue (2023)	\$3.2 Billion
Locations	115
Employees	12,000

www.schnucks.com

ANCHOR TENANT PROFILE



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PLNT

As one of the largest and fastest-growing franchisors and operators of fitness centers with more members than any other fitness brand, we have the responsibility to enhance the health of the communities where we live, work and workout. We believe we are best positioned to make a societal impact by increasing access to fitness, creating inclusive clubs, cultures and communities, & prioritizing sustainable business practices.

We align our efforts across three interconnected focus areas: Access, Inclusion, and Sustainability.

BDP

Black Duck Partners is one of the largest franchisees in the Planet Fitness franchise chain of health clubs. BDP operates over 120 clubs in eleven states and two countries including; Wisconsin, Illinois, Nebraska, Iowa, Georgia, South Carolina, Texas, Michigan, Missouri, Nevada, Arizona, and Winnipeg, Manitoba.

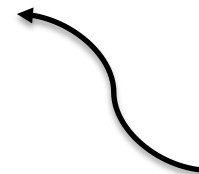
We strive to grow our team from within. Over 95 of our senior leaders began their journey in an entry-level position. Through hard work and a drive to succeed they have developed skills and attributes to become integral members of our team.

Nationally recognized for customer service and cleanliness. Internal team member recognition for sustained excellence and outstanding performance.



planet fitness

Ownership	NYSE PLNT Tenant/Franchisee Black Duck Partners
Industry	Fitness Center
Headquarters	Hampton, NH PLNT Neenah, WI BDP
Founded	1992 PLNT 2010 BDP
Revenue (2023)	\$1.071 Billion PLNT
Locations	2,400 (PLNT) 120+ (BDP)
Employees	1,616 (PLNT)



www.planetfitness.com
www.blackduckpartners.com

ANCHOR TENANT PROFILE



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Founded in 1988 and headquartered in Livonia, Michigan, PSP is the leading franchisor and operator of pet-specialty stores that provide a customer-centric shopping experience in smaller stores with a neighborhood feel. PSP blends the advantages of national scale with those of a friendly, local neighborhood pet store. Stores have a streamlined design, which makes them easy to navigate, and a wide assortment of proprietary and third-party branded pet foods, hard goods, and pet services. PSP also offers online shopping alternatives with same-day delivery from local stores or curbside pick-up. PSP is recognized by Entrepreneur magazine as the top full-service pet supplies franchise for its excellent performance, financial strength and stability, growth rate, and system size. Today, PSP's footprint includes over 620 stores covering 39 states, including over 400 franchised locations.

Franchise Group is an operator of franchised and franchisable businesses that continually looks to grow its portfolio of brands while utilizing its operating and capital allocation philosophy to generate strong cash flow for its shareholders. Franchise business lines include Liberty Tax Service, Buddy's Home Furnishings, American Freight and The Vitamin Shoppe. On a combined basis, Franchise Group currently operates over 4,100 locations predominantly located in the U.S. and Canada that are either Company-run or operated pursuant to franchising agreements. Franchise group is headquartered in Delaware, OH.

PET SUPPLIES PLUS

Ownership	Private (Franchise Group, Inc)
Industry	Pet Supply Retailing
Headquarters	Livonia, MI
Founded	1988
Revenue (2023)	\$825 Million
Locations	620
Employees (2021)	3,000

www.petsuppliesplus.com
www.franchisegrp.com

DEMOGRAPHICS



POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	7,356	38,196	91,003
2023 Population	7,400	38,311	91,121
2028 Population (Projected)	7,534	38,744	91,582

HOUSEHOLDS

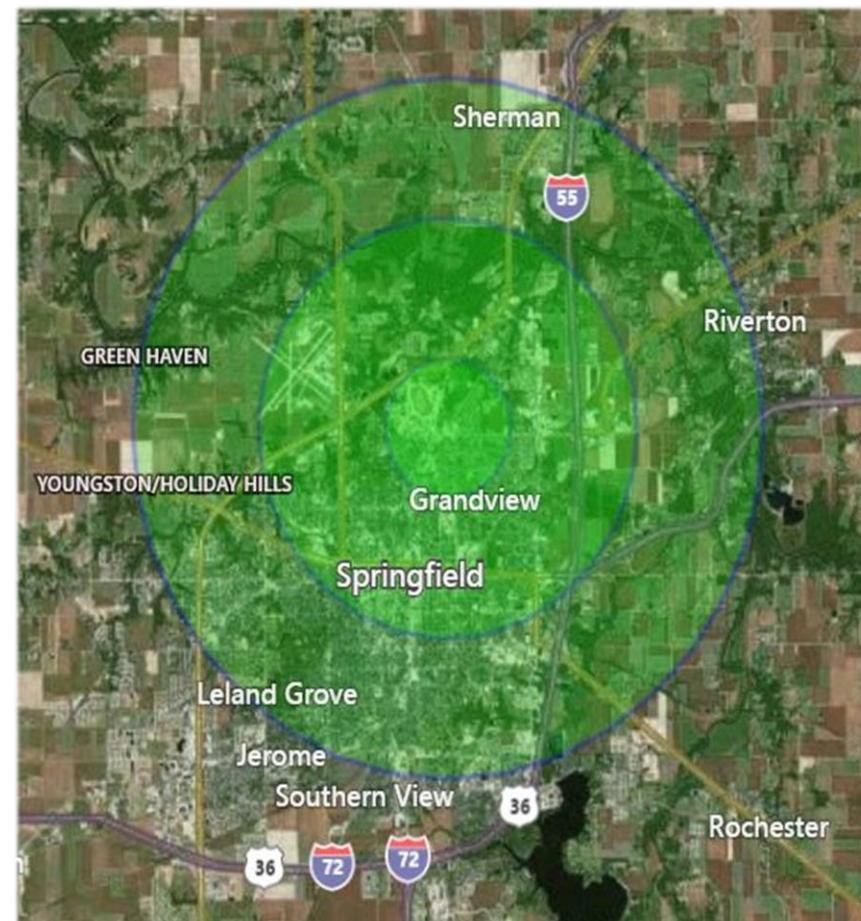
	1-MILES	3-MILES	5-MILES
2023 Households	3,336	17,088	41,050
2028 Households (Projected)	3,397	17,280	41,250

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$31,796	\$26,358	\$33,519
2023 Median Household Income	\$63,770	\$48,415	\$60,975
2023 Average Household Income	\$70,527	\$59,094	\$74,405

BUSINESS

	1-MILES	3-MILES	5-MILES
2023 Total Businesses	110	1,976	3,230
2023 Employees	3,165	59,784	85,304



CONTACT



**COLDWELL BANKER
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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

- Professionally Managed & Well-Maintained
- Plenty of Parking
- High Visibility
- Surrounded by Schnucks, USPS, Planet Fitness, Pizza Hut, Rent-A-Center, and more
- Cell Tower Site, ATM Site, Ground Lease/Build-to-Suit Available