

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3150 S. 6th St
Springfield, IL 62703

Former QSR Building Near
Interstate 55 & 72 For Lease

- Second Generation QSR
- Build-to-Suit
- Drive-Thru
- Signalized Intersection
- Combined Traffic Count:
40,500 AADT

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USE AGREEMENT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this freestanding former Quick Service Restaurant (QSR) building in Springfield, IL. The Landlord would consider leasing the property as a second-generation restaurant or to another strong use.

The property is a former KFC franchise store consisting of a kitchen, plenty of customer seating, 2 ADA-compliant restrooms, and a drive-thru. The kitchen contains an 18' hood ventilation system with Ansul system, 5' heat capture hood ventilation system, 2 – 8' x 7' walk-in coolers, 1 – 8' x 5.5' walk-in freezer, 3-compartment sink, power soak sink, vegetable prep sink, 2 handwashing sinks, and various other equipment.

The site is located at a signalized intersection with 205' frontage and combined traffic counts of 40,500 AADT. The site has adequate parking and excellent visibility. Further, the I-55/S. 6th St corridor will undergo \$47.7M in reconstruction, widening, and intersection improvements and I-55 and I-72 interchange underwent \$137.4M in reconstruction and other improvements to reduce congestion as part of Rebuild Illinois – a 6-year statewide initiative to improve neglected infrastructure and roadways. The site is in an enterprise zone and may qualify for sales tax exemptions or other incentives. The site caters to interstate traffic and community, and is surrounded by many attractions such as Walmart, FedEx, U-Haul, Aldi, Club Car Wash, Walgreens, Starbucks, McDonald's, and Taco Bell among countless others.

Springfield is the Capital of Illinois. It is located in central Illinois and is accessed by 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	3150 S. 6th St, Springfield, IL 62703
AVAILABLE SPACE	3,090 SF
LEASE PRICE	\$30.00 / SF / NNN
ZONING	B-1, Highway Business District
YEAR BUILT	1999
PARKING	28 Spaces



HIGH AERIAL



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LOW AERIAL



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EXTERIOR PHOTOS



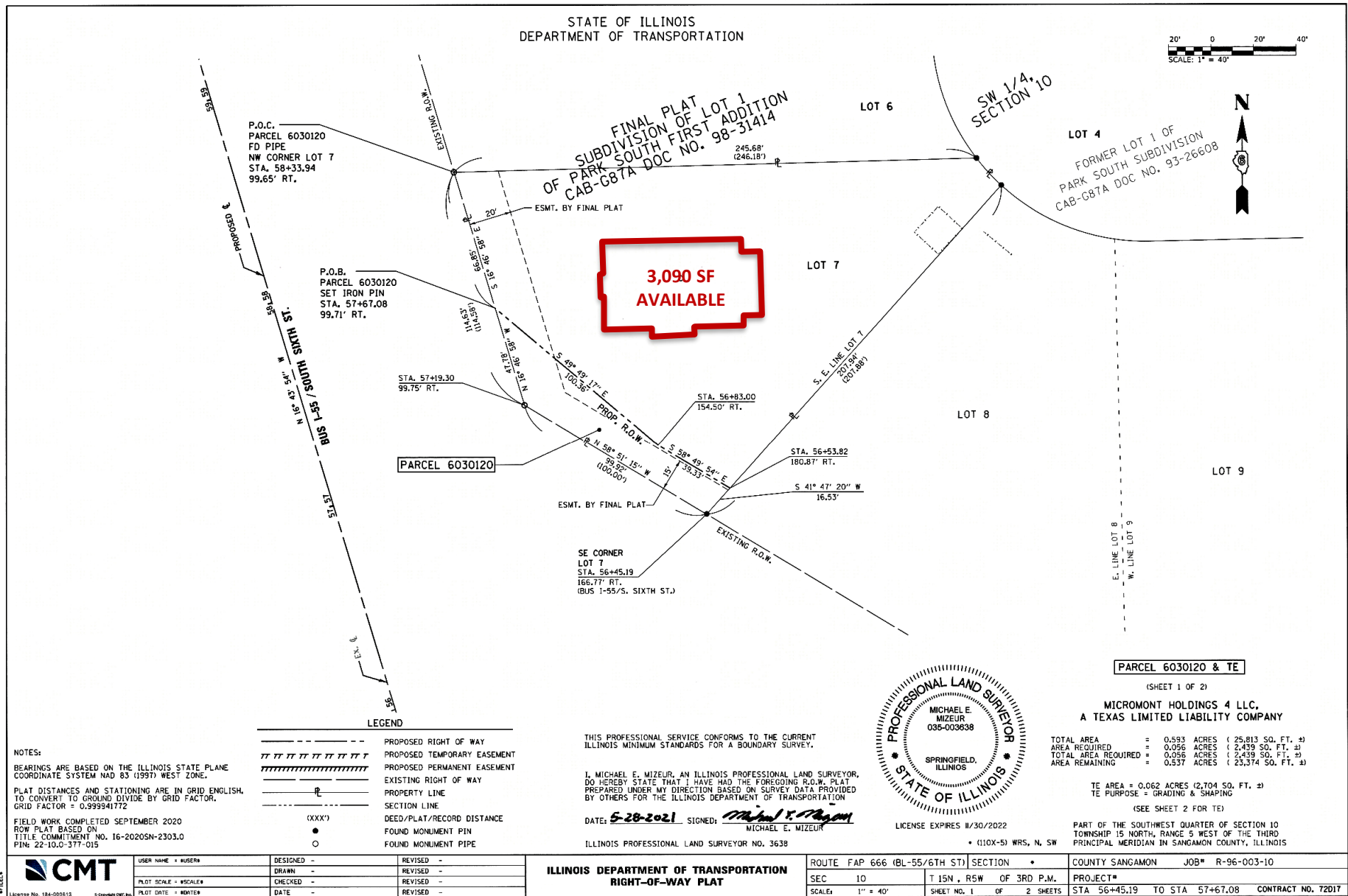
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SURVEY



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LOW AERIAL



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MEL-CREAM DONUTS
Doing Donuts Right Since 1932

**S. 6th St./Bus.
I-55: 26,700
AADT**

THORNTONS

PPG

**Springfield
clinic**

REGIONS

**BJ Grand
Salon &
Spa**

World Finance



SITE

DEMOGRAPHICS



Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	4,973	52,302	115,964
2024 Population	4,848	51,152	114,696
2029 Population (Projected)	4,756	50,248	113,376

HOUSEHOLDS

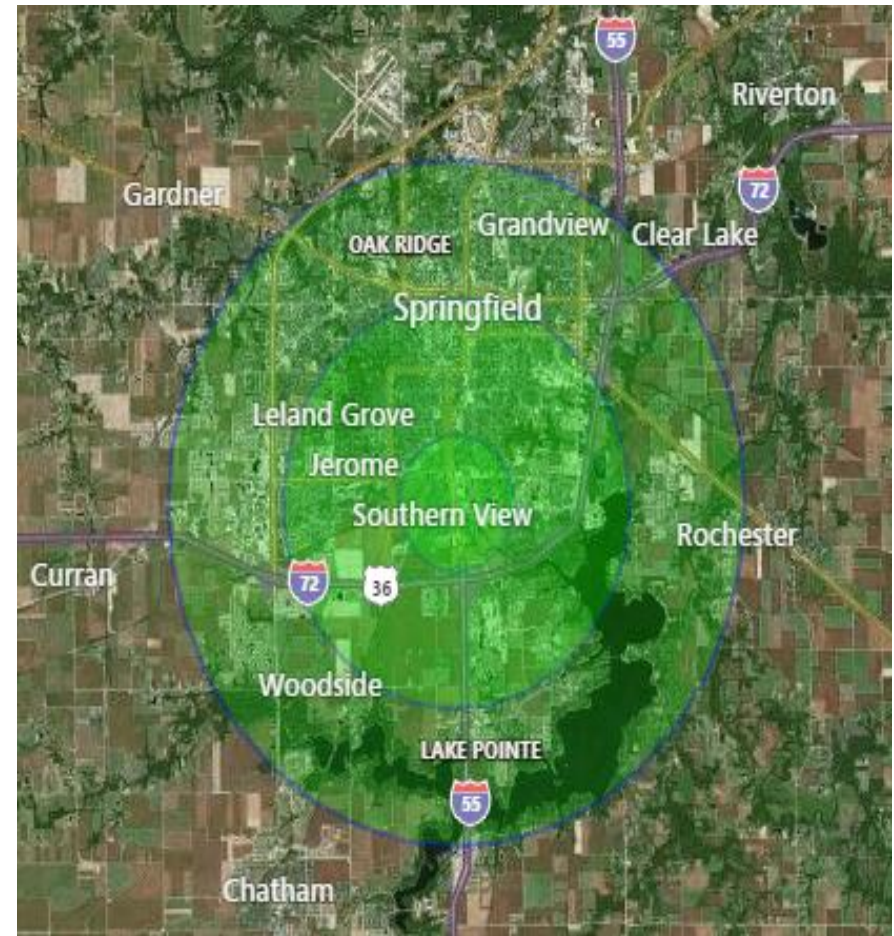
	1-MILES	3-MILES	5-MILES
2024 Households	2,322	23,185	52,351
2029 Households (Projected)	2,326	23,311	53,014

INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$40,091	\$37,633	\$42,397
2024 Median Household Income	\$60,131	\$57,348	\$63,784
2024 Average Household Income	\$82,974	\$82,610	\$93,037

BUSINESS

	1-MILES	3-MILES	5-MILES
2024 Total Businesses	340	3,046	6,108
2024 Employees	4,363	48,803	121,193



CONTACT



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PROPERTY HIGHLIGHTS

- Quick Service Restaurant Building
- Drive-Thru
- Combined Traffic Count: 40,500 AADT
- Second-Gen Restaurant, B-T-S
- Near Interstate 55/72
- Located in an Enterprise Zone