

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

Park South In-Line
Storefronts For Lease

BLAKE PRYOR, CCIM

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DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

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USE AGREEMENT



COLDWELL BANKER
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DEVONSHIRE
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OVERVIEW



**COLDWELL BANKER
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Do not miss this exceptional leasing opportunity in the bustling and highly visible Park South Development! Three in-line storefronts, with the flexibility to assemble two of 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, and Jaalsa.

3118 (845 SF) was previously 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.

3126 (861 SF) was previously a vape shop that features an open layout with a small back room and a private restroom—ideal for a variety of retail or service uses.

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 26,700 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 Walmart Supercenter.

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PROPERTY INFORMATION

ADDRESS

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

AVAILABLE SPACE

Could be
Assembled



3118 – 845 SF
3120 – 1,747 SF
3126 – 861 SF

LEASE PRICE

3118 – \$18.00 / SF / NNN
3120 – \$16.50 / SF / NNN
3126 – 18.00 / SF / NNN

NNN ESTIMATE

\$7.50 / SF

ZONING

B-1, Highway Business District

PARKING

65 Spaces



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AERIAL



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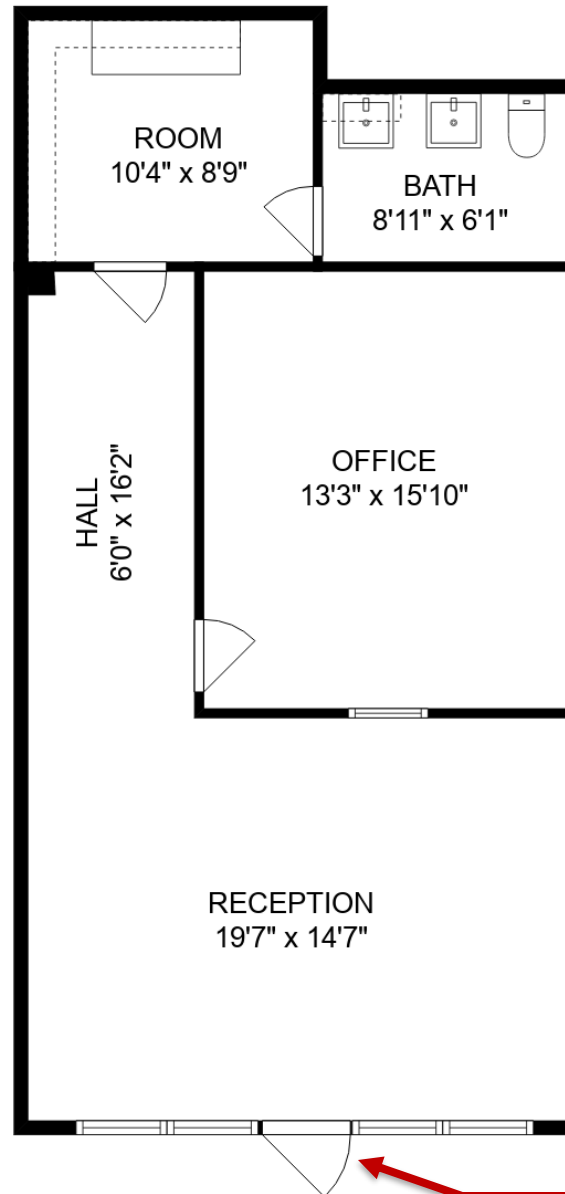
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FLOOR PLAN



**COLDWELL BANKER
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3118 S. 6th St – 845 SF



**ENTRANC
E**

INTERIOR PHOTOS



**COLDWELL BANKER
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3118 S. 6th St – 845 SF

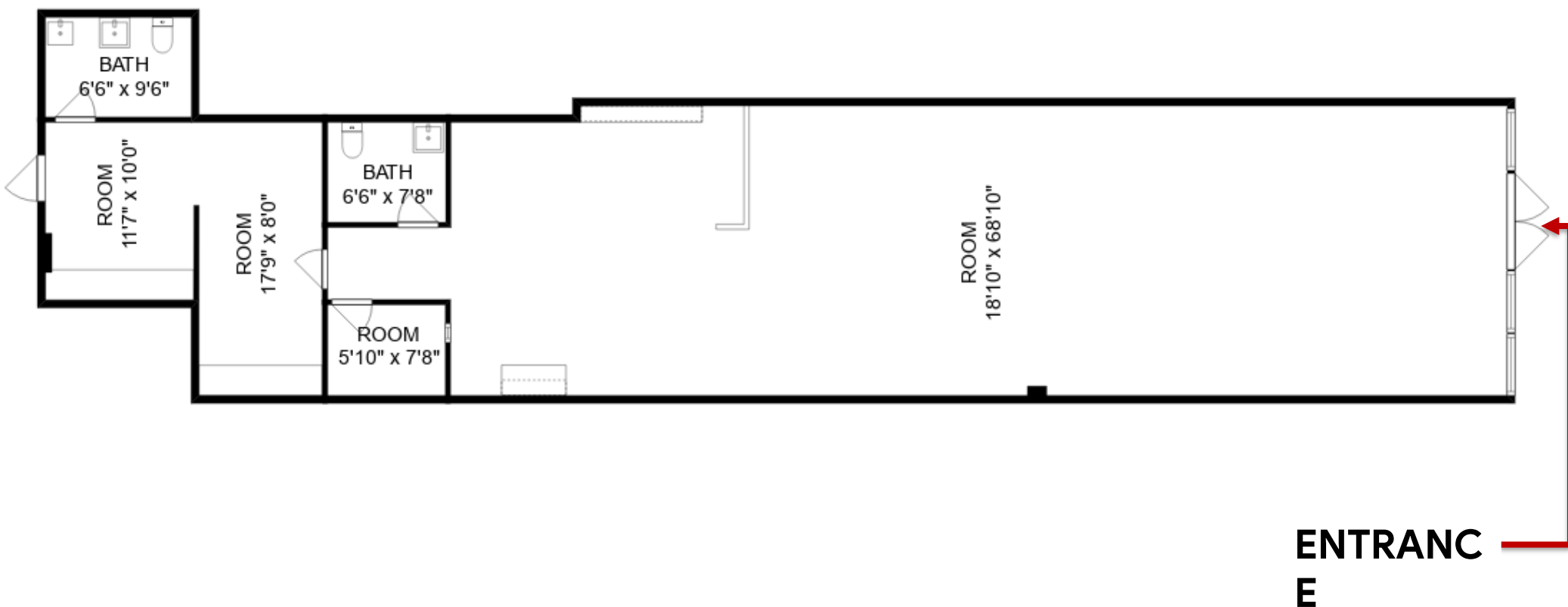


FLOOR PLAN



**COLDWELL BANKER
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3120 S. 6th St – 1,747 SF



INTERIOR PHOTOS



**COLDWELL BANKER
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3120 S. 6th St – 1,747

SF



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INTERIOR PHOTOS



**COLDWELL BANKER
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3126 S. 6th St – 861 SF



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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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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 26,700 AADT along S. 6th St
- Great Visibility
- Near Several Retailers/Destinations
- 3118 & 3126: Perfect for Small User
- 3120: Perfect for a Salon
- 3118 & 3120 Could be Assembled

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