

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1322 Wabash Ave
Springfield, IL 62704

**End-Cap Space in a Newer
Retail Center For Lease**

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USE AGREEMENT



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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this retail space in a new retail center in the Village of Jerome (part of the Springfield, IL MSA).

The space is the west end-cap in the high traffic and high visible Wabash Ave corridor. The space was previously used as a gaming parlor. The layout is mostly open with a storage room and an ADA-compliant restroom.

The sit has prominent frontage and multiple curb cuts along the popular and highly desirable Wabash Ave located between White Oaks Mall and the upcoming Scheels Sports Park. It has traffic counts of 25,400 AADT. The site is within 1.5 miles from Interstate 72. The site has great retail density and plenty of rooftops to absorb all the activity. Nearby attractions include several big box retailers (Schnuck's, Ashley Furniture, Ace Hardware, Jeffrey Alans), QSRs (McDonald's, Dairy Queen, Subway, Steak 'n Shake, Sonic), and various shopping (Goodwill and Planet Fitness).

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

PROPERTY INFORMATION

ADDRESS	1322 Wabash Ave, Suite B, Springfield, IL 62704
AVAILABLE SPACE	1,250 SF
LEASE RATE	\$18.00 / SF / NNN
NNN ESTIMATE	\$5.00 / SF / NNN
ZONING	B-2, Service Business District (Village of Jerome)
YEAR BUILT	2021
PARKING	22 Spaces



AERIAL



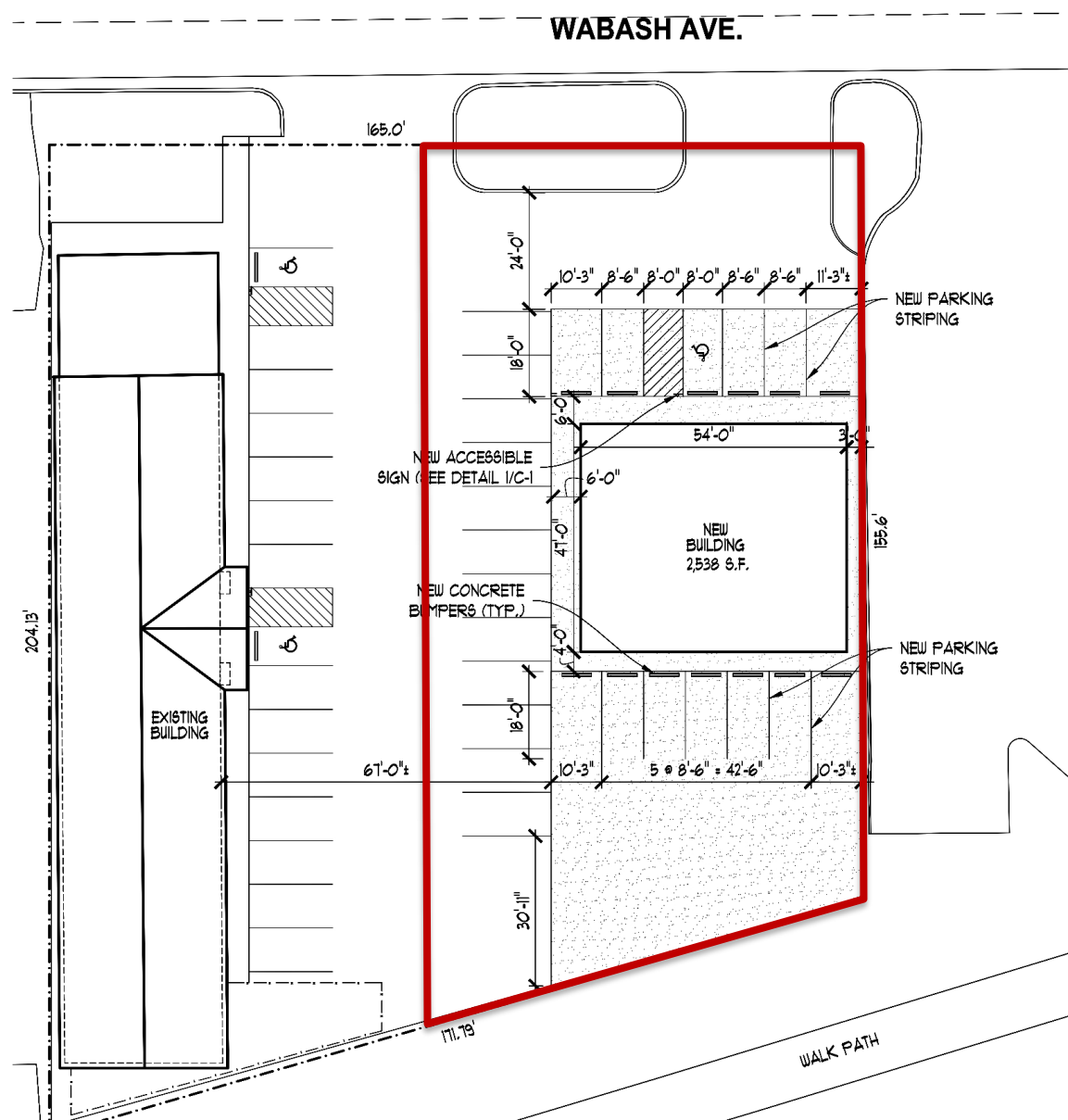
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SITE PLAN



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FLOOR PLAN



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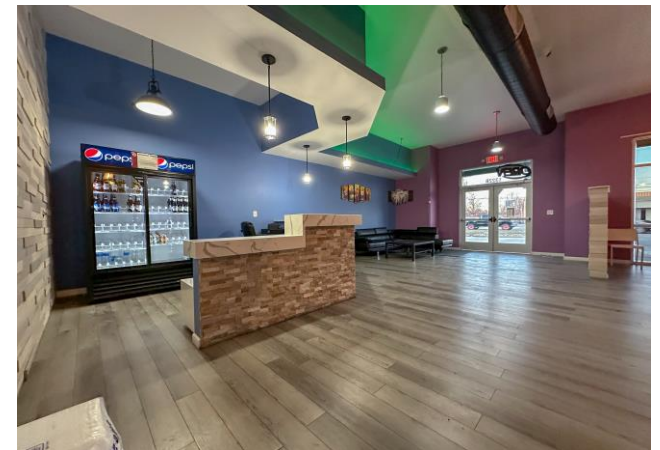


INTERIOR PHOTOS



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Open Retail Area



INTERIOR PHOTOS



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Open Retail Area + Back Area



DEMOGRAPHICS



POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	9,467	65,014	118,069
2024 Population	9,526	65,057	118,130
2029 Population (Projected)	9,609	65,407	119,394

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2024 Households	4,498	30,742	53,182
2029 Households (Projected)	4,541	30,915	53,738

INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$37,724	\$41,298	\$41,196
2024 Median Household Income	\$66,194	\$67,430	\$71,551
2024 Average Household Income	\$79,891	\$87,397	\$91,505

BUSINESS

	1-MILES	3-MILES	5-MILES
2024 Total Businesses	245	2,614	4,181
2024 Employees	3,979	62,828	99,672



CONTACT



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PROPERTY HIGHLIGHTS

- New Construction (2021)
- Traffic Count = 25,400 AADT
- Open & Flexible Layout
- Great Visibility
- Near Interstate, White Oaks Mall, Upcoming Scheels Sports Park