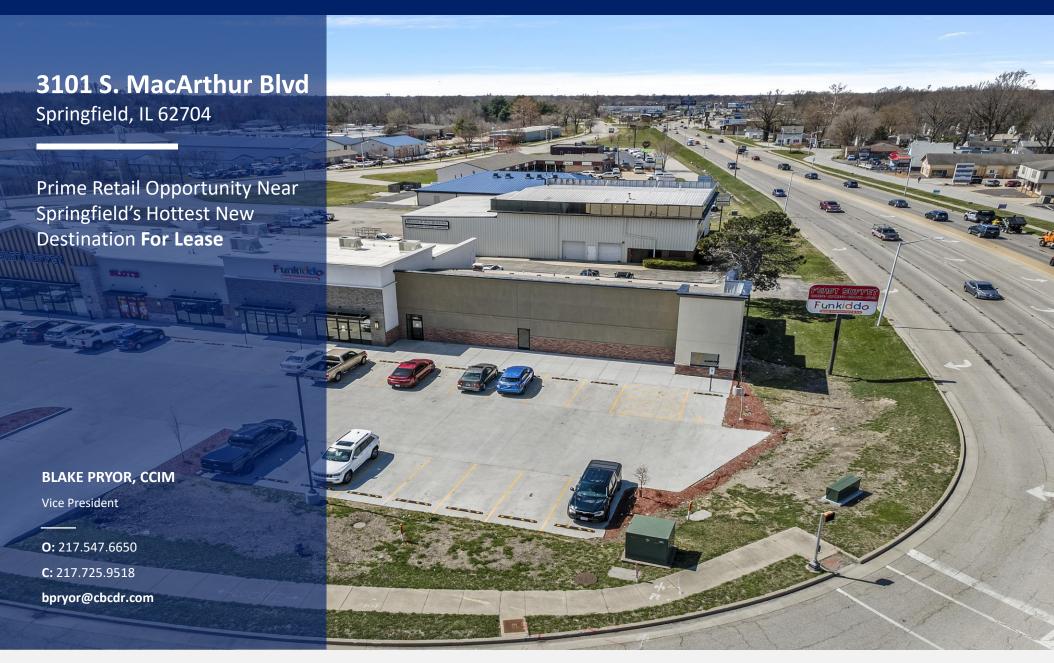
OFFERING MEMORANDUM





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USE AGREEMENT



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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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

OVERVIEW



1978 | 2024

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer up this high-visibility corner location just minutes from the highly anticipated SCHEELS Sports Park at Legacy Pointe—Springfield's future hub for sports, dining, entertainment, and hospitality.

Flexible Layouts to Suit Your Needs

- Up to 6,500 SF total available
 - · Potential to demise into:
 - 4,000 SF end-cap with existing bar setup and two restrooms
 - 2,500 SF or two 1,250 SF in-line suites
 - Landlord to deliver in-line space(s) as vanilla box ready for your buildout

High-Traffic Location

- Strategic corner of MacArthur Blvd & Wabash Ave
- Combined Traffic Count = 44,700 AADT
- Ample Parking + Large Pylon Signage

Destination Co-Tenancy

- Anchored by Feast Buffet 15,000 SF of diverse dining (Asian, American, sushi, Mongolian BBQ, dessert bar)
- Surrounded by popular destinations including:
 - SCHEELS Sports Park (Indoor Dome ETA Oct 2025; Outdoor Fields ETA Spring 2026)
 - SCHEELS Sporting Goods
 - Engrained Brewery, Casa Real Mexican Restaurant, Legacy Pointe Fatery
 - SpringHill Suites & Upcoming Fairfield Inn & Suites (Oct 2025)
 - Future 46,000 SF Family Entertainment Center (ETA Q2 2026)

Unbeatable Access

217-547-6650

- Minutes from Interstate 72
- Direct connection to Springfield's growing west side retail and entertainment corridor

PROPERTY INFORMATION

ADDRESS

3101 S. MacArthur Blvd, Springfield, IL 62704

AVAILABLE SPACE

1,250 – 6,500 SF

LEASE RATE

\$18.00 / SF / NNN

NNN ESTIMATE

\$5.50 / SF / NNN

ZONING

B-1, Highway Business Service District

PARKING 132 Spaces

YEAR BUILT | REMODELED



AERIAL



SCHEELS SPORTS PARK



The SCHEELS Sports Park at Legacy Pointe is a 95-acre development that will include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. It is located behind the SCHEELS superstore on MacArthur Blvd near the Interstate 72 interchange. The 200,000-square-foot indoor space will include courts for basketball and volleyball and turf space. It will be the world's largest indoor dome to date. The 46-acre outdoor space will include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The indoor space will open in Fall 2025, and the outdoor space is scheduled for Spring 2026. The economic and community impact is forecasted to draw 200,000-250,000 visitors annually, and the Sports Park is projected to generate \$25-\$30 million in annual revenue. Springfield Clinic will serve as the official health and performance partner, investing significantly in on-site resources such as a sports medicine rehab facility attached to the dome and an urgent care and general wellness walk-in clinic.

Why It Matters to Springfield

This Sports Park isn't just a venue—it's a catalyst.

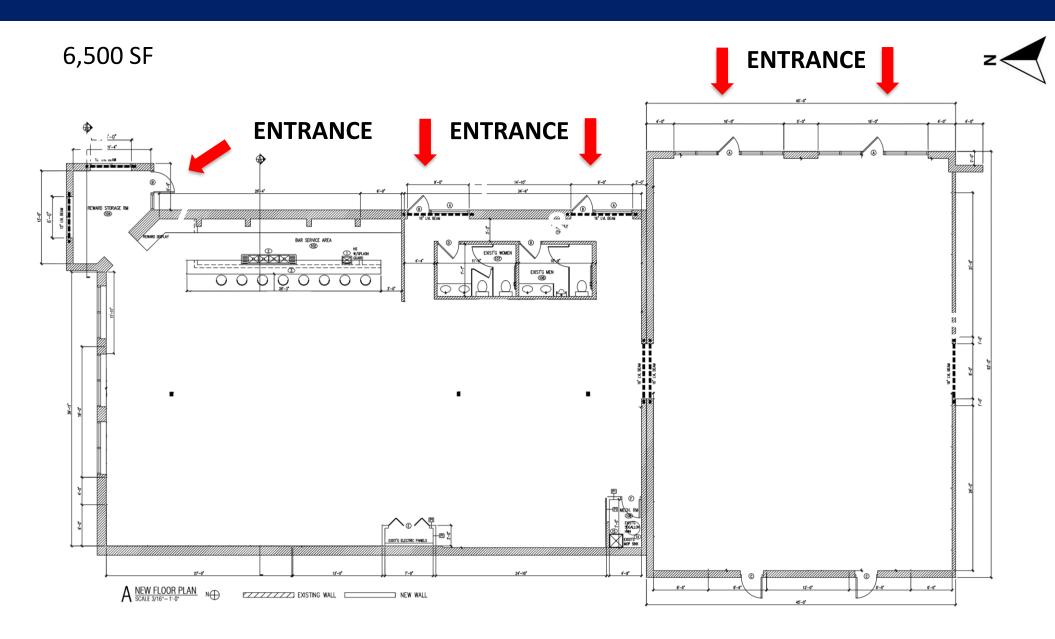
By blending world-class athletic facilities with health services, community programming, and large-scale events, it aims to:

- Provide year-round activity space for local athletes
- Draw out-of-town tournaments and elevate Springfield's profile
- Support local revenue growth in hospitality, retail, and services
- Foster community engagement around sports, wellness, and entertainment



FLOOR PLAN



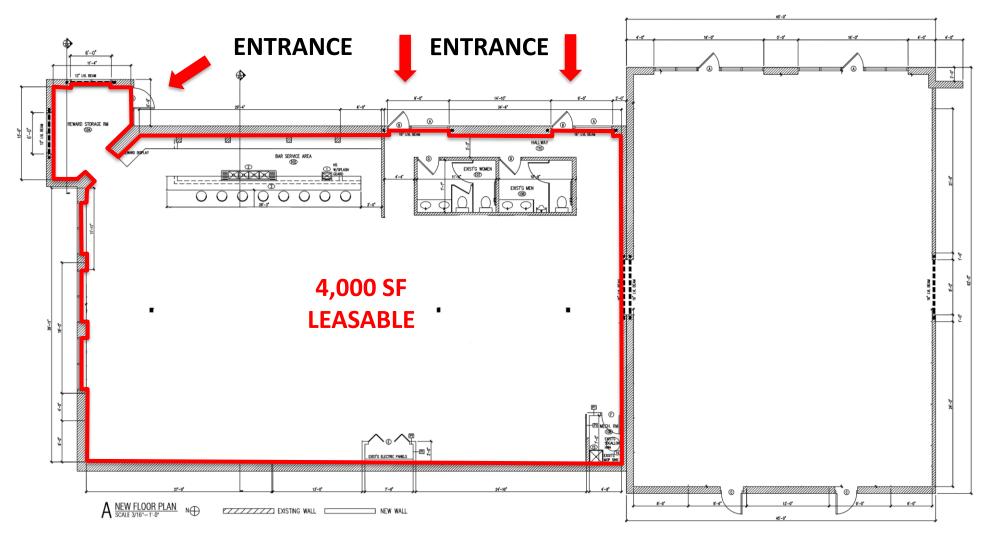


FLOOR PLAN



4,000 SF End-Cap





INTERIOR PHOTOS



4,000 SF End-Cap

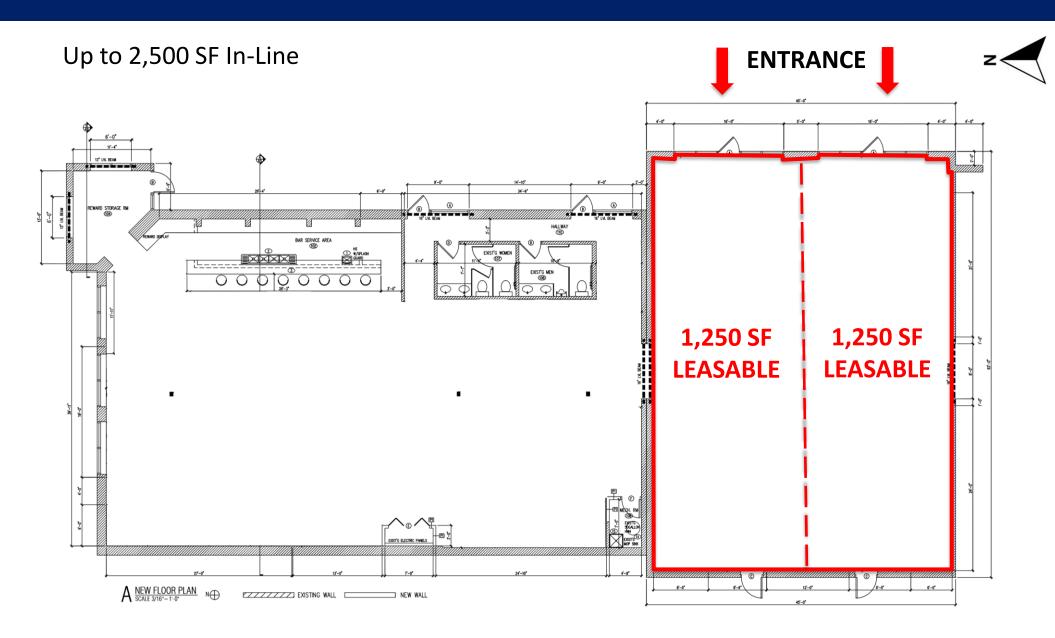






FLOOR PLAN

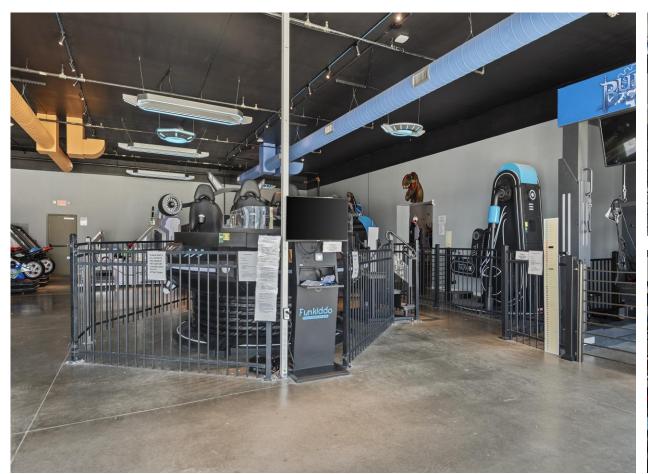




INTERIOR PHOTOS



Up to 2,500 SF In-Line





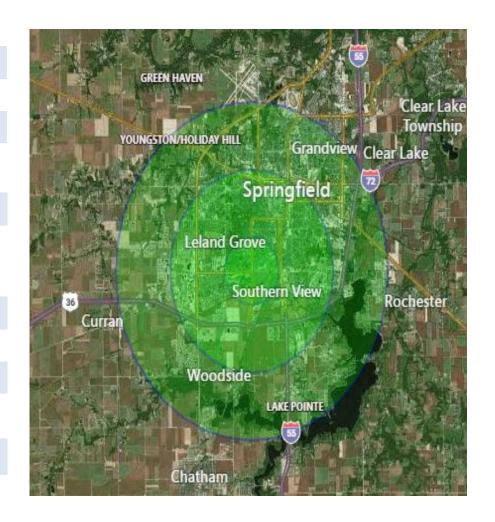


DEMOGRAPHICS





POPULATION	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,331	65,697	120,206
2025 Population	10,280	64,276	118,418
2030 Population (Projected)	10,189	63,383	117,118
HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2025 Households	5,082	30,895	54,332
2030 Households (Projected)	5,092	30,849	54,441
INCOME	1-MILES	3-MILES	5-MILES
INCOME 2025 Per Capita Income	1-MILES \$35,765	3-MILES \$40,725	5-MILES \$42,994
2025 Per Capita Income	\$35,765	\$40,725	\$42,994
2025 Per Capita Income 2025 Median Household Income	\$35,765 \$56,666	\$40,725 \$61,177	\$42,994 \$65,091
2025 Per Capita Income 2025 Median Household Income 2025 Average Household Income	\$35,765 \$56,666 \$73,631	\$40,725 \$61,177 \$85,441	\$42,994 \$65,091 \$93,515



CONTACT





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Vice President

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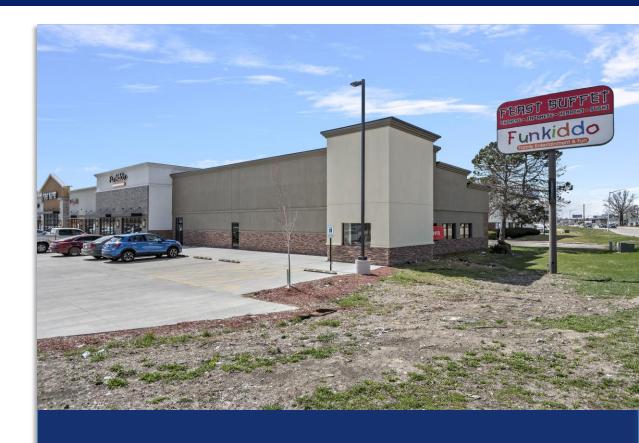
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CBCDR MAIN OFFICE

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

CBCDR.COM



PROPERTY HIGHLIGHTS

- Up to 6,500 SF Available
- Prime Corner Location
- High Visibility & Signage

- Future Growth Hub (Near SCHEELS)
- Anchored by Feast Buffet
- Excellent Accessibility from Interstate 72