

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1203 W. Ferdon St
Litchfield, IL 62056

Litchfield Centre For Lease

- Walmart Shadow Center
- North End-Cap Available
- Interstate Traffic Count:
27,300 AADT
- Enterprise Zone & Business
District

BLAKE PRYOR, CCIM

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DEVONSHIRE REALTY**

Springfield, IL
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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer for lease this **Walmart Shadow Center End-Cap Retail Space in Litchfield, IL.**

The current layout is an open showroom with access to two restrooms and a back storage and loading area. It is the north end-cap closest to the Walmart Supercenter. **The Landlord would consider demising the spaces to create smaller rentable units for long-term creditworthy tenants.** The center benefits from abundant parking, easy ingress/egress, prominent pylon signage, and visibility near a signalized intersection. **It is near the Litchfield exit off Interstate 55, which carries 27,300 vehicles per day.** The center features a strong mix of established national, regional, and local tenants, including AT&T, Great Clips, Lucy's Place, a nail salon, and a tobacco retailer, creating consistent customer traffic and valuable cross-shopping opportunities. **Ideal uses include medical and healthcare providers such as urgent care, chiropractic, dialysis, and specialty clinics, as well as fitness concepts, furniture and home décor retailers, and a variety of service-oriented businesses.** Situated within Litchfield's primary retail corridor, the center is surrounded by a diverse collection of hotels, restaurants, and retailers that drive year-round consumer activity. This established trade area serves not only the local population but also a broader regional customer base drawn by the community's role as a commercial and service hub. Further, the center is located within the County Enterprise Zone and City Business District, and may qualify for tax incentives.

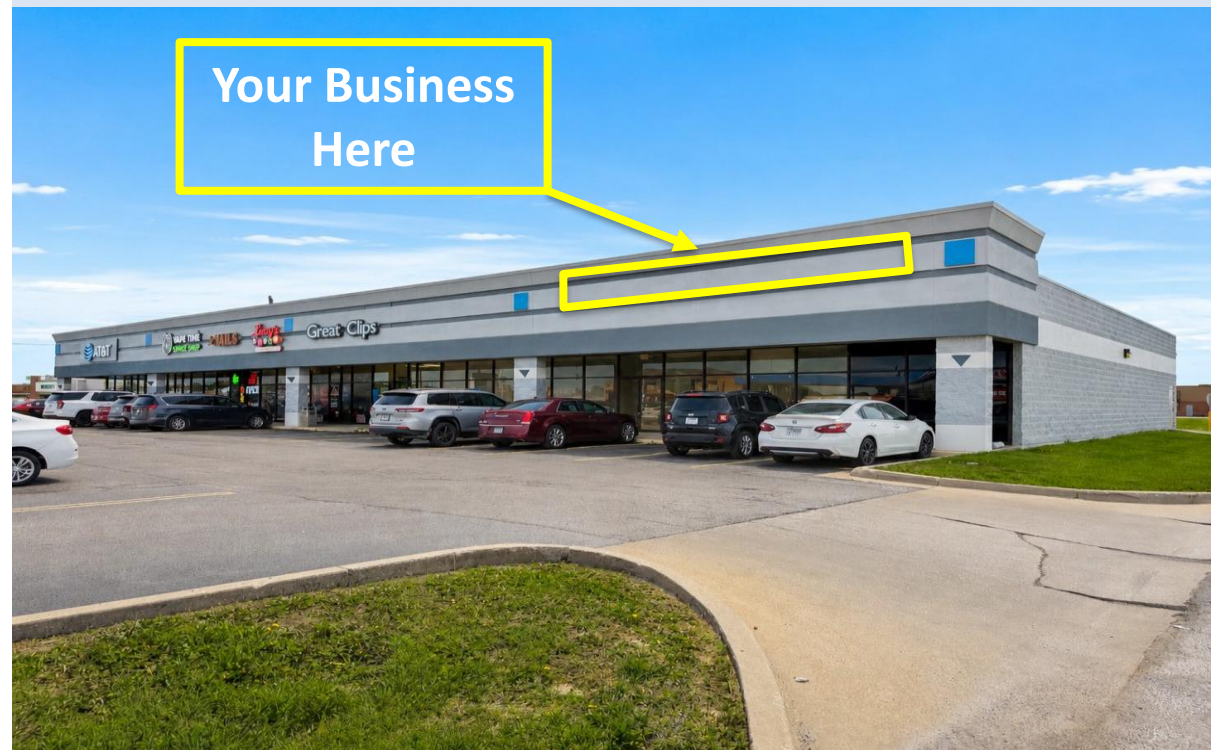
Litchfield is a Central Illinois community located directly along Interstate 55, approximately 50 miles north of St. Louis and 45 miles south of Springfield. It serves as a regional commercial hub for Montgomery County and the surrounding trade area through strong highway visibility, convenient access, and consistent consumer traffic. It serves a broader regional market supported by retail, healthcare, manufacturing, and service-sector employment. The community offers a stable economic base, affordable cost structure, and strong retail spending relative to its size. The city's location along Historic Route 66 further enhances traffic volumes, attracting commuters, travelers, and tourists throughout the year. Popular destinations such as the Litchfield Museum & Route 66 Welcome Center, Ariston Café, Jubelt's Bakery & Restaurant, and Lighthouse Antique Mall help generate additional visitation and spending.

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PROPERTY INFORMATION

ADDRESS	1203 W. Ferdon St, Suite 6, Litchfield, IL 62056
AVAILABLE SPACE	5,640 SF
LEASE RATE	\$10.00 / SF/ NNN
NNN ESTIMATE	\$5.64 / SF
ZONING	C-2, General Commercial District
YEAR BUILT	1990
PARKING	76 Spaces



AERIAL



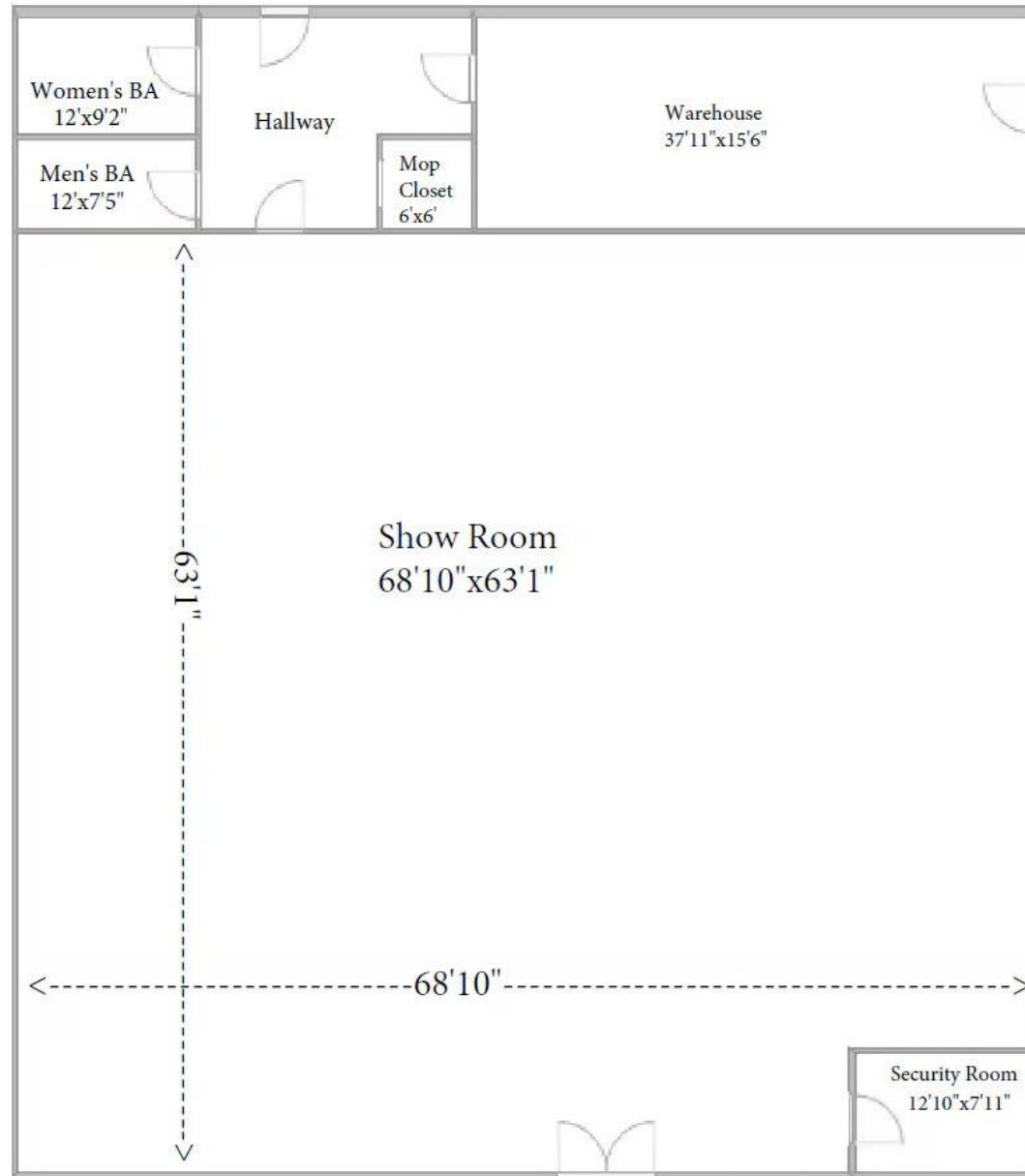
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	2,366	7,027	8,088
2026 Population	2,254	6,704	7,727
2031 Population (Projected)	2,182	6,512	7,509

HOUSEHOLDS

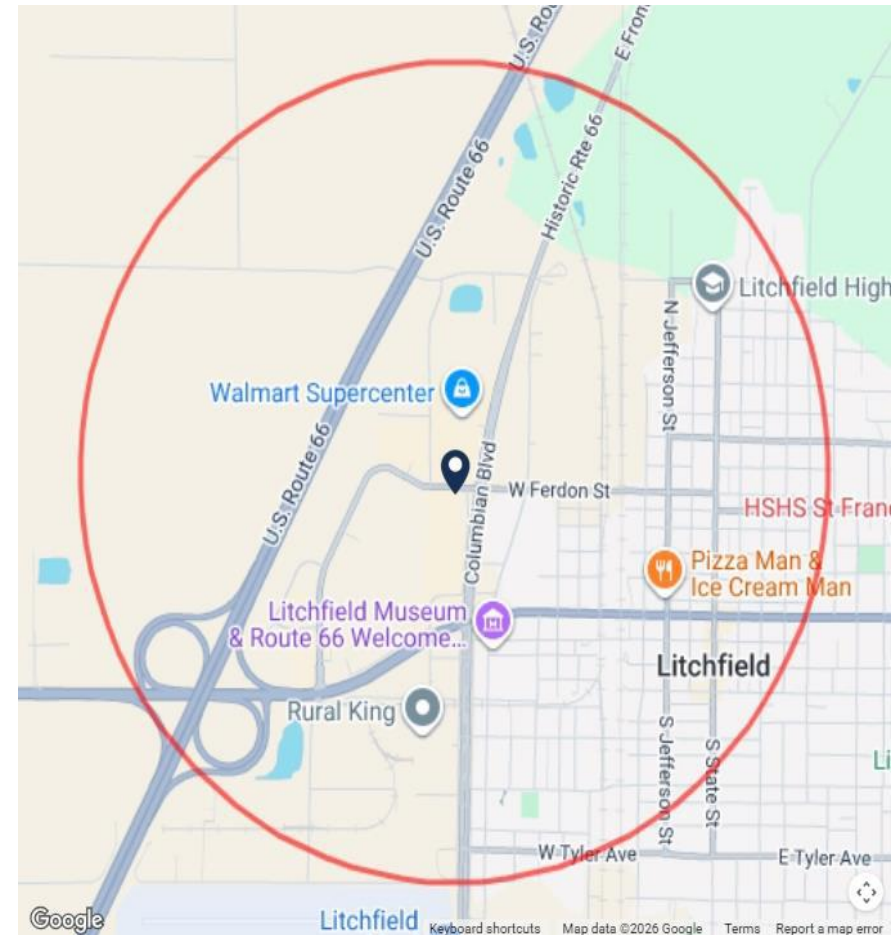
	1-MILES	3-MILES	5-MILES
2026 Households	1,003	2,940	3,395
2031 Households (Projected)	988	2,897	3,347

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$31,383	\$31,709	\$34,213
2026 Median Household Income	\$54,656	\$56,909	\$61,521
2026 Average Household Income	\$68,869	\$71,246	\$77,928

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	352	474	492
2026 Employees	3,112	4,428	4,660



CONTACT



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CBCDR SPRINGFIELD OFFICE

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Springfield, IL 62712

CBCDR.COM



**Your Business
Here**

PROPERTY HIGHLIGHTS

- Walmart Shadow Center
- End-Cap
- Landlord Willing to Divide Space
- National, Regional, Local Tenant Mix
- Near Interstate 55 (27,300 AADT)
- Dominant Retail Corridor of the Market