

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2345 S. MacArthur Blvd**  
Springfield, IL 62704

**Turnkey Healthcare/Medical  
Clinic Space For Sublease**

**BLAKE PRYOR, CCIM**

Vice President

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**COLDWELL BANKER COMMERCIAL**

**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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# USE AGREEMENT



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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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



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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer this turnkey healthcare and medical clinic space for sublease within Town & Country Shopping Center in Springfield, IL.

The space was previously built out for Oak Street Health, a CVS Health affiliate that operates a national network of primary care centers focused on Medicare patients through a value-based care model. The existing layout features a high-quality medical office buildout designed for primary care operations, including multiple exam rooms, consultation offices, clinical support areas, reception, and a patient waiting area. Additionally, approximately 660 square feet of adjacent shell space—originally planned for a pharmacy—offers flexibility for a variety of uses, allowing the next occupant to customize the space.

The property is located within Town & Country Shopping Center, a large community retail center with excellent visibility, ample parking, and access along a major arterial corridor. Positioned at a signalized intersection, the center serves an established commercial district and features a diverse tenant mix including Dollar Tree, Citi Trends, Chuck E. Cheese, and the Illinois State Board of Education. The property is under new ownership and management, with plans for a façade renovation scheduled for 2026. Also, the property is located within the MacArthur Boulevard Tax Increment Financing (TIF) District and the Springfield-Sangamon Enterprise Zone. These programs may provide financial incentives for businesses investing in the area.

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>2345 S. MacArthur Blvd, Springfield, IL 62704</b>
<b>AVAILABLE SPACE</b>	<b>8,000 SF</b>
<b>LEASE RATE</b>	<b>\$7.00 / SF / Modified Gross</b>
<b>ZONING</b>	<b>S-2, Community Shopping &amp; Office District</b>
<b>YEAR BUILT   REMODELED</b>	<b>1961   2024</b>
<b>PARKING</b>	<b>Ample</b>



# MARKET OVERVIEW



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## SPRINGFIELD, IL MSA

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Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in 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, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. **Amazon.com Services** has a recently completed 71,000-square-foot last-mile delivery station on North Dirksen Parkway, parallel to Interstate 55. They delivered the first package from the facility in October 2025. The project is will create 100 permanent jobs. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a \$224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation.

# AERIAL



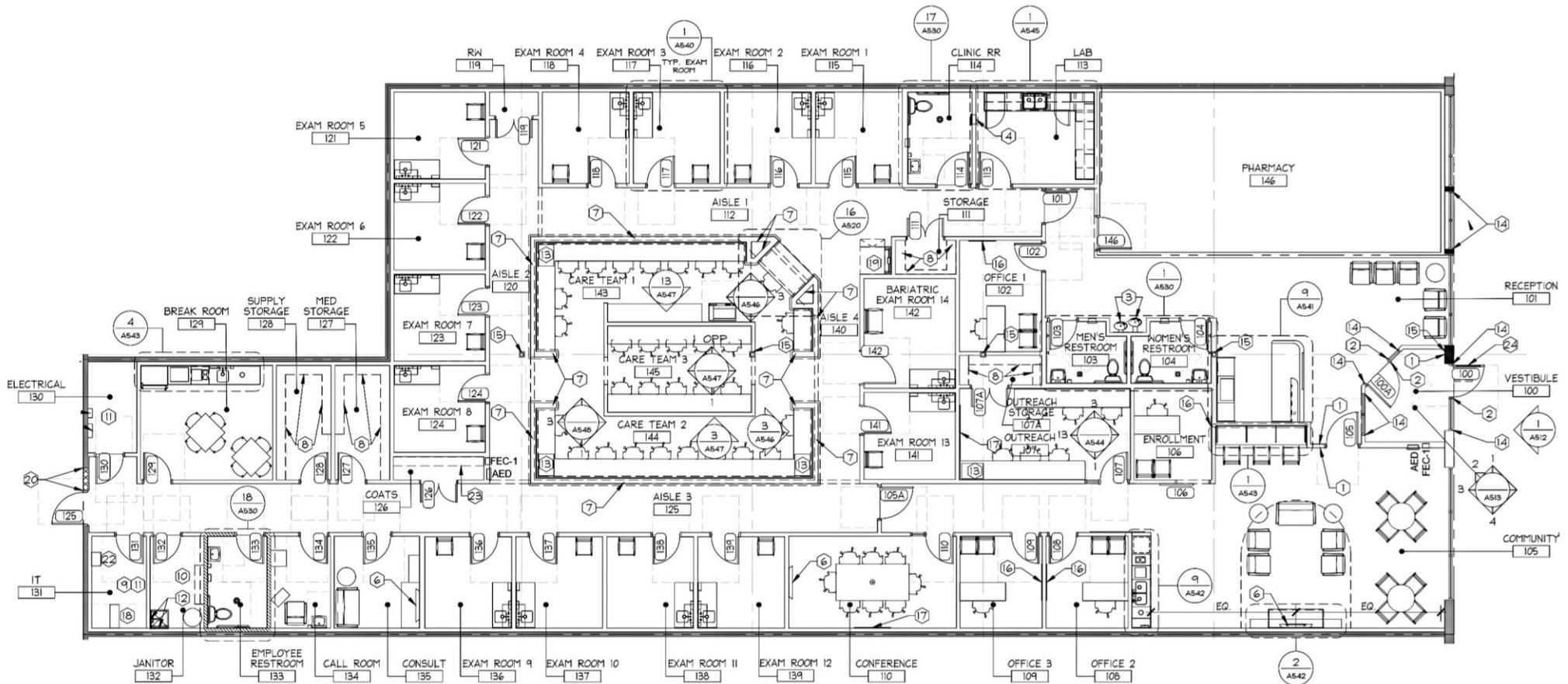
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# FLOOR PLAN



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



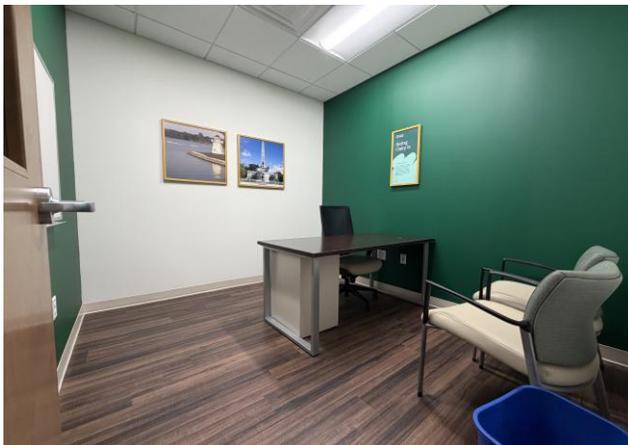
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# INTERIOR PHOTOS



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# DEMOGRAPHICS



Courtesy of **esri**

## POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	11,366	74,548	121,484
2025 Population	11,351	72,969	119,628
2030 Population (Projected)	11,244	71,956	118,328

## HOUSEHOLDS

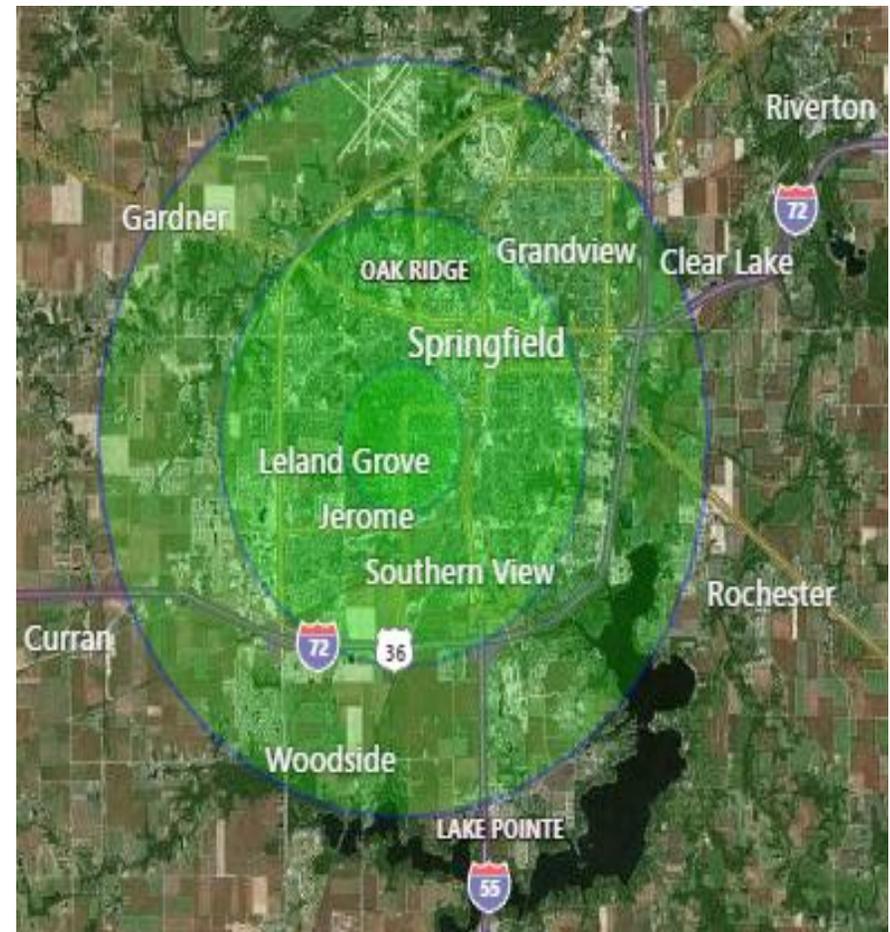
	1-MILES	3-MILES	5-MILES
2025 Households	5,440	34,746	55,219
2030 Households (Projected)	5,436	34,703	55,338

## INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$43,983	\$40,198	\$42,400
2025 Median Household Income	\$67,711	\$60,206	\$64,876
2025 Average Household Income	\$92,352	\$84,582	\$92,046

## BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	547	4,731	6,294
2025 Employees	4,645	90,650	119,252



# CONTACT



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## CBCDR SPRINGFIELD OFFICE

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## PROPERTY HIGHLIGHTS

- Turnkey Healthcare/Medical Space
- 660 SF of Additional Shell Space
- Façade Renovations Planned for 2026
- Signalized Intersection & Ample Parking
- Established Tenant Mix
- Located in TIF District & Enterprise Zone