

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

**Park South In-Line Storefronts
For Lease**

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Springfield, IL

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USE AGREEMENT



COLDWELL BANKER
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OVERVIEW



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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 a Walmart Supercenter, an Ollie’s and O’Reilly Auto Parts-anchored shopping center (coming in 2026), Starbucks, Taco Bell, U-Haul, DaVita Kidney Care, Hertz, Dunkin’ and Walgreens.

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	\$7.88 / SF
ZONING	B-1, Highway Business Service District
PARKING	65 Spaces



AERIAL



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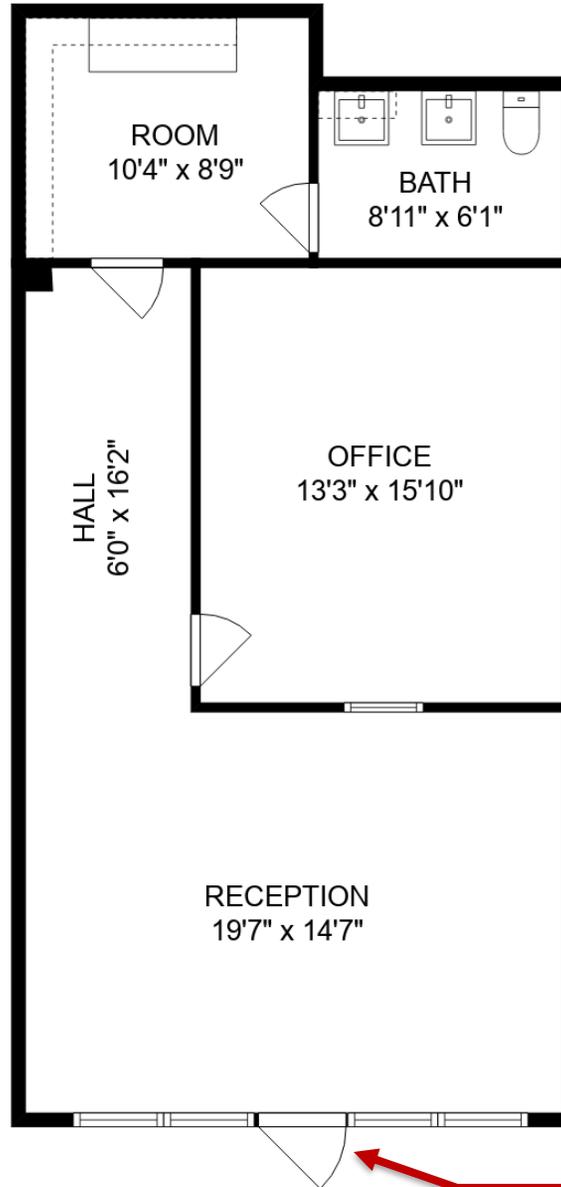


FLOOR PLAN



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3118 S. 6th St – 845 SF



ENTRANCE

INTERIOR PHOTOS



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3118 S. 6th St – 845 SF

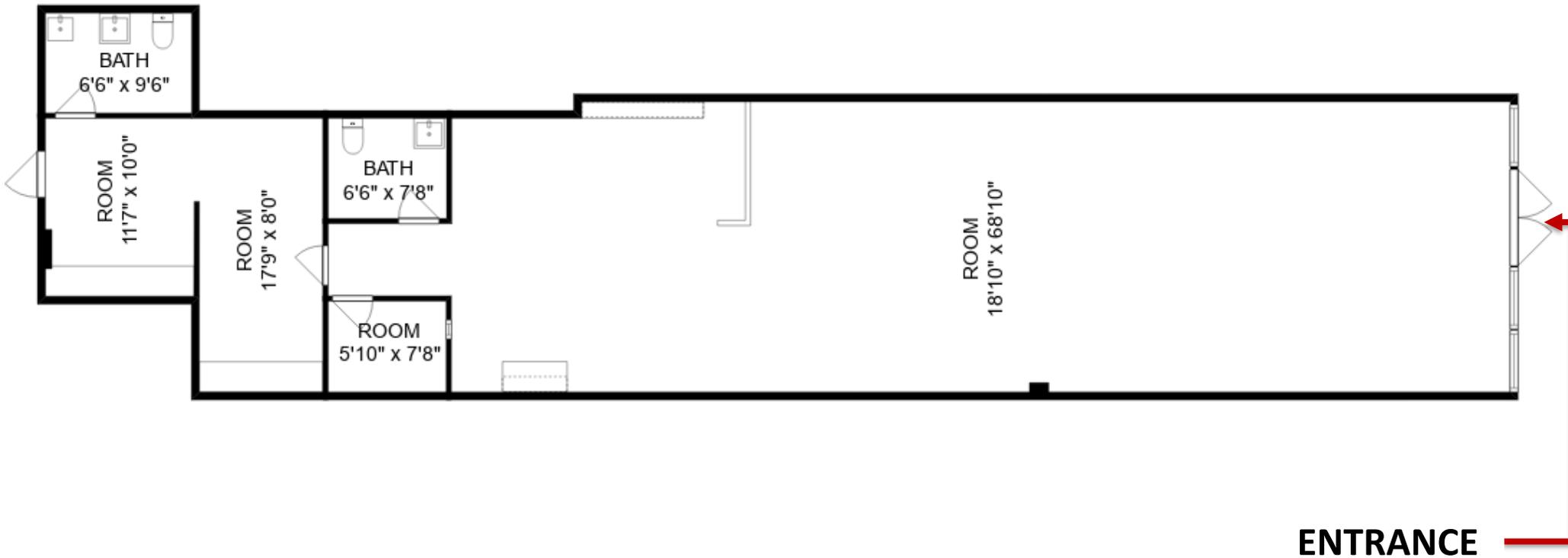


FLOOR PLAN



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



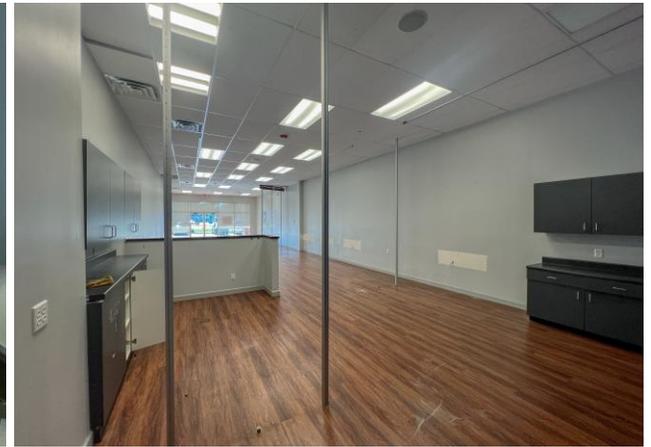
ENTRANCE

INTERIOR PHOTOS



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



INTERIOR PHOTOS



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3126 S. 6th St – 861 SF



DEMOGRAPHICS



Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	4,907	54,599	117,580
2025 Population	4,821	53,264	115,819
2030 Population (Projected)	4,761	52,563	114,531

HOUSEHOLDS

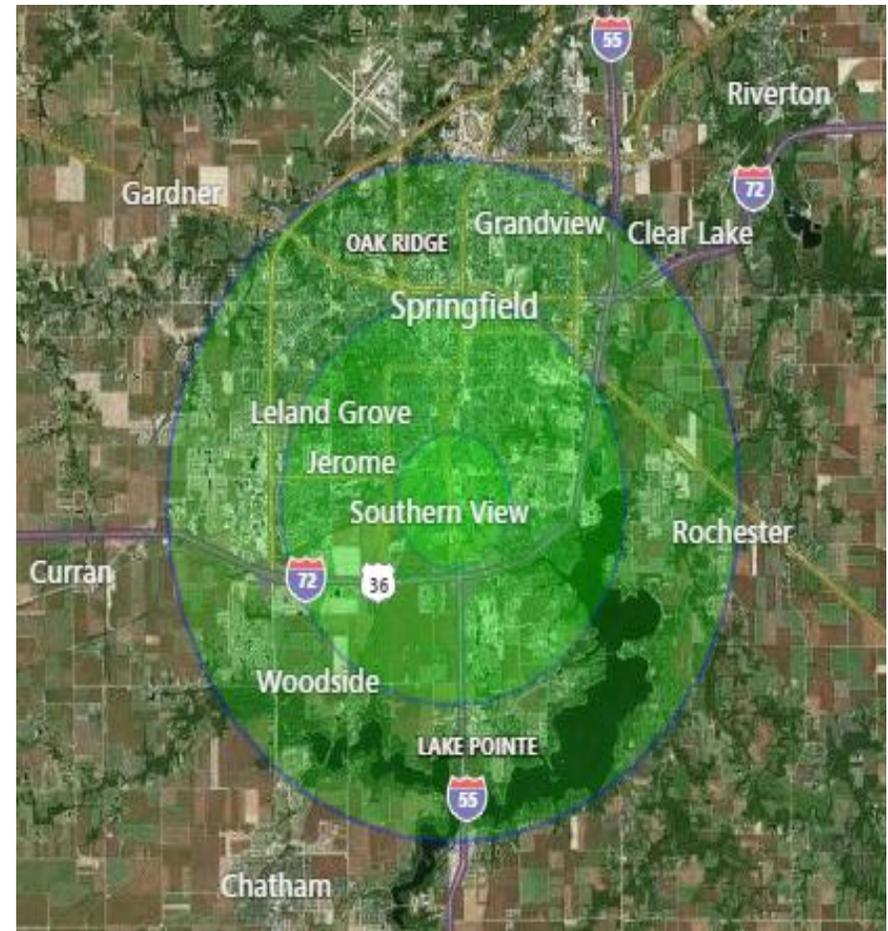
	1-MILES	3-MILES	5-MILES
2025 Households	2,337	24,461	53,206
2030 Households (Projected)	2,340	24,433	53,309

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$39,948	\$37,208	\$42,339
2025 Median Household Income	\$62,653	\$58,258	\$64,163
2025 Average Household Income	\$82,758	\$80,765	\$92,225

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	377	3,280	6,177
2025 Employees	4,939	54,442	119,289



CONTACT



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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