

# 1614 S. MACARTHUR BLVD.

1614 S. MACARTHUR BLVD., SPRINGFIELD, IL 62704



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Springfield, IL, conveniently located near 1614 S. Macarthur Blvd. This bustling area is an ideal fit for Retail/Strip Center tenants, surrounded by a variety of nearby points of interest. Explore the inviting retail establishments, local eateries, and cultural attractions that create a lively and bustling atmosphere. Take advantage of the area's proximity to large shopping centers like White Oaks Mall that draw a diverse customer base. With a strategic blending of residential neighborhoods and commercial hotspots, the area ensures a steady flow of potential customers, making it an ideal location for retail success.

### PROPERTY HIGHLIGHTS

- Customer-convenient parking facilities
- Flexible layout for customizable retail space
- Versatile space suitable for diverse businesses
- Ideal opportunity to establish or expand retail presence

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,491 SF
Building Size:	7,117 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,254	41,215	60,018
Total Population	13,892	80,049	120,048
Average HH Income	\$68,898	\$61,630	\$64,750

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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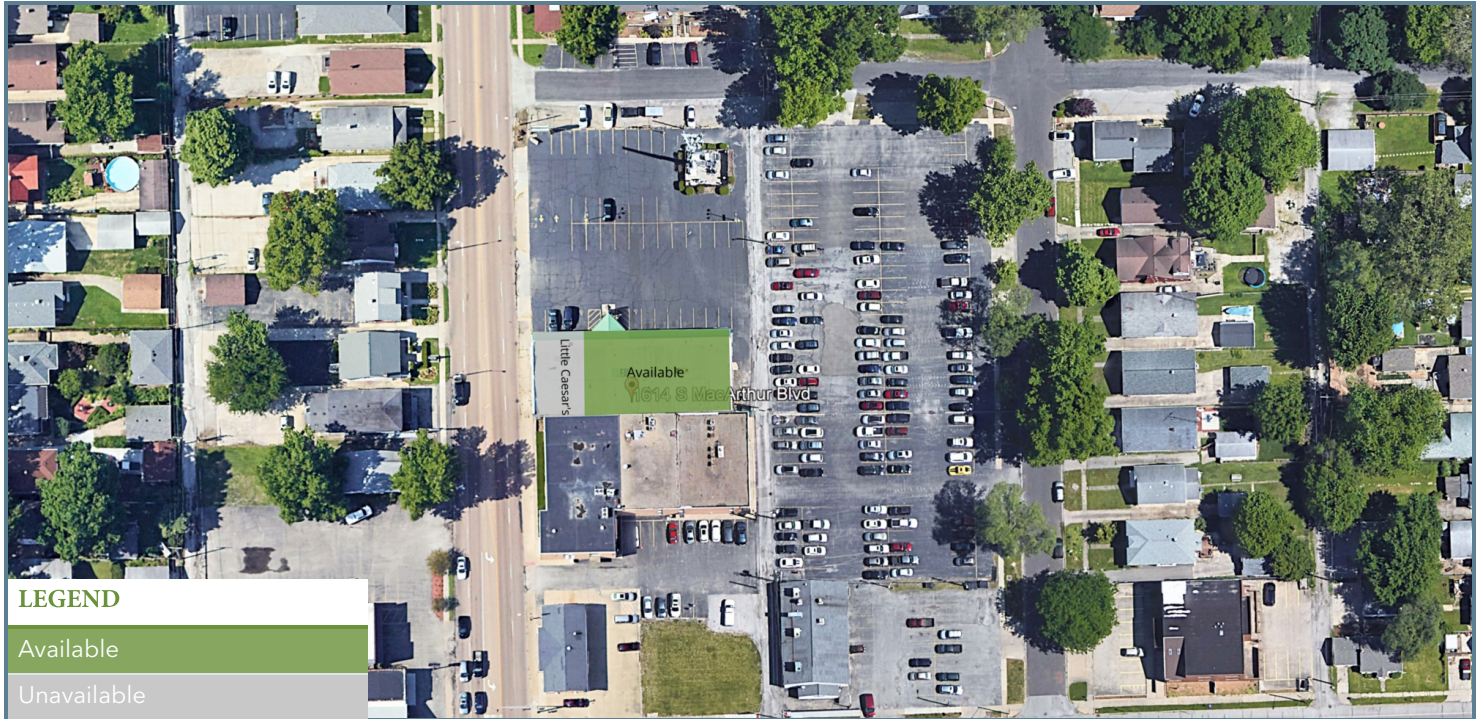
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,491 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1614 S MacArthur Blvd	Available	5,491 SF	NNN	Contact Broker for Pricing	-
1614 S. MacArthur Blvd.	Little Caesar's	1,625 SF	NNN	-	-

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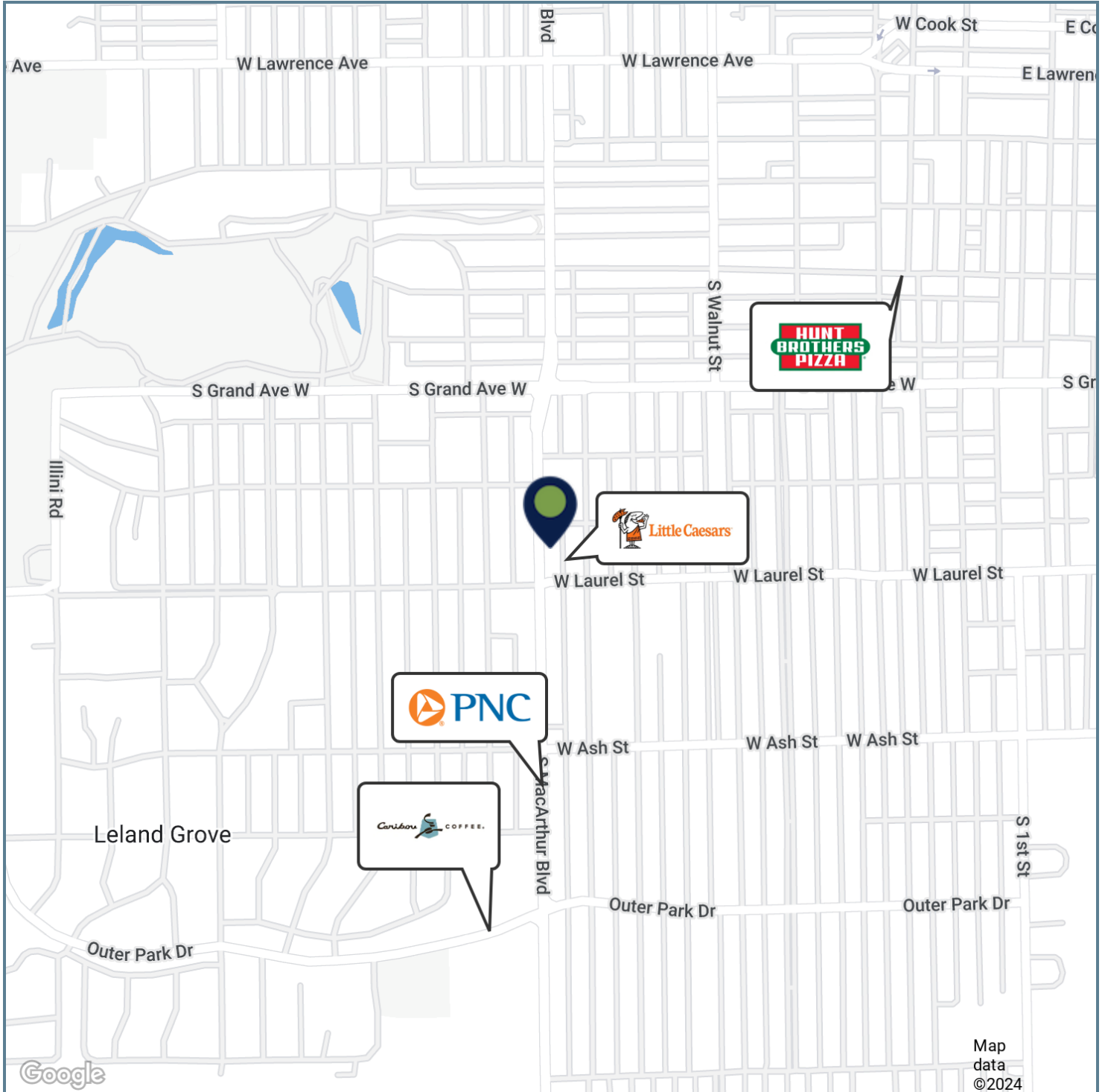
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## RETAILER MAP



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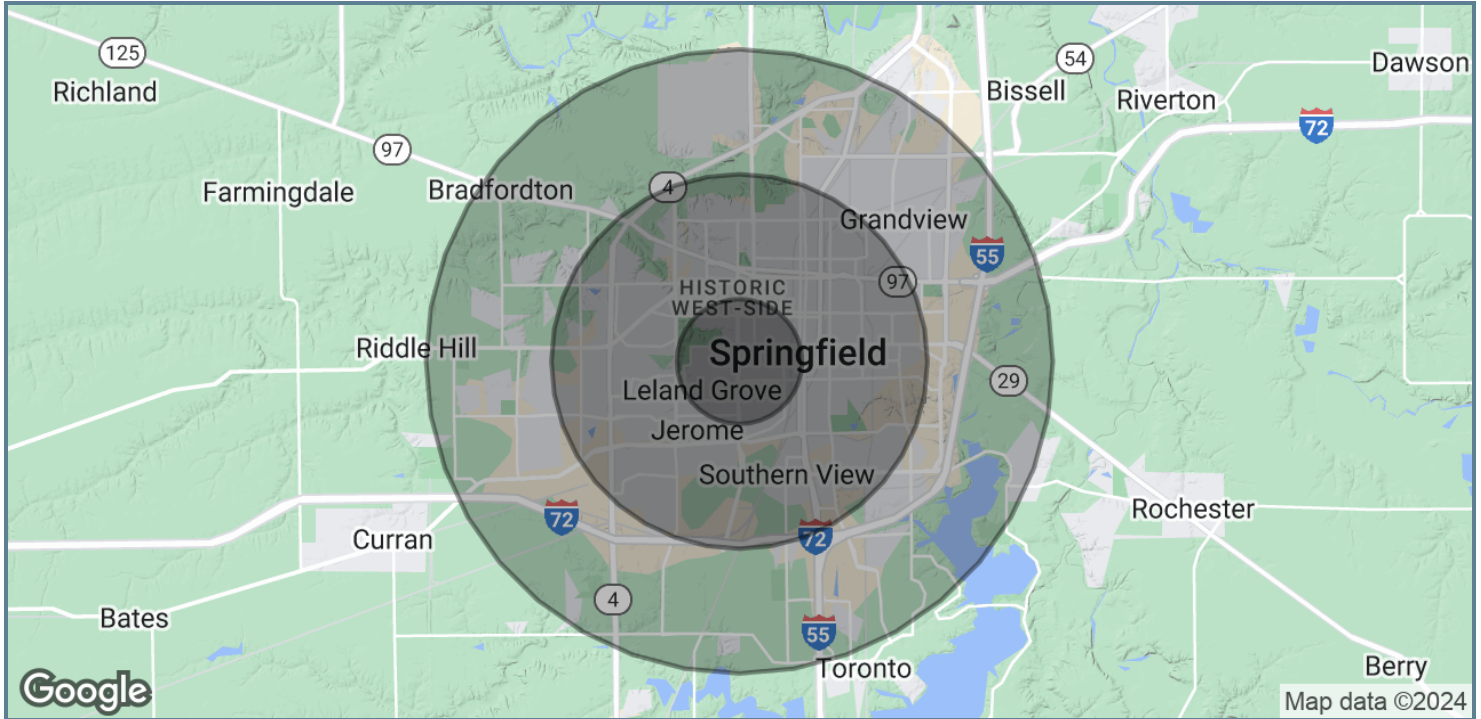
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,892	80,049	120,048
Average Age	38.8	40.4	40.4
Average Age (Male)	36.4	38.3	38.4
Average Age (Female)	41.2	42.6	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,254	41,215	60,018
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$68,898	\$61,630	\$64,750
Average House Value	\$119,736	\$113,537	\$120,099

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

