

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3130 Chatham Rd
Suite C & D
Springfield, IL 62704

Fabulous End-Cap & In-Line
Office Space in a Prime,
Central Location For Lease

- Flexible Layout
- Live, High Speed Fiber
- Controlled Access
- Ample Parking

BLAKE PRYOR

Vice President

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USE AGREEMENT



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OVERVIEW



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Explore two exceptional office suites available for lease in a prime, central location on the west side of Springfield, IL. These suites offer versatile layouts, modern amenities, and a highly desirable address, making them perfect for a variety of professional businesses. Situated among prominent co-tenants and surrounded by a thriving trade area, these spaces provide excellent visibility and easy access to major roads and highways.

Suite C offers a fabulous **1,442 SF in-line office space**, ideal for businesses seeking a practical and adaptable layout. The suite can easily accommodate a reception or waiting area, multiple private offices, and a conference room, with ample space left for a print/copy room or additional storage.

Suite D features an expansive **2,748 SF end-cap space** with a highly flexible layout. The suite includes an open office and reception area, multiple private offices, two large rooms ideal for conferencing, break areas, additional workspaces, or storage, and a dedicated data/IT room. The inclusion of a 7'w x 9't overhead door enhances the space's functionality, making it suitable for a wide range of business operations.

The building is equipped with live, high-speed fiber internet and controlled access, ensuring a secure and efficient working environment. The ample off-street parking adds convenience for employees and visitors. The landlord is open to making tenant improvements, cosmetic upgrades, and further building modifications, allowing you to customize the space to meet your specific business needs.

These office suites are strategically located with frontage on Chatham Rd, boasting an average daily traffic count (AADT) of 13,900, and visibility from Wabash Ave, with an AADT of 22,000. The site is minutes away from White Oaks Mall, Veterans Pkwy—the main thoroughfare in Springfield—and both Interstate 55 and Interstate 72. This prime location offers excellent accessibility and convenience. The surrounding trade area includes a mix of well-known retailers and services such as McDonald's, the US Postal Service, Goodwill, Planet Fitness, Ace Hardware, Ashley HomeStore Outlet, and Dairy Queen, among many others. Co-tenants at the property include the Autism Therapy Group, the federal government, and Quest Diagnostics, providing a professional and reputable business environment.

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PROPERTY INFORMATION

ADDRESS	3130 Chatham Rd, Suite C & D, Springfield, IL 62704
AVAILABLE SPACE	Suite C – 1,442 SF Suite D – 2,748 SF
LEASE RATE	\$12.95 / SF / Modified Gross
ZONING	B-1, Highway Business District
YEAR BUILT	1995
PARKING	Ample



LOW AERIAL



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HIGH AERIAL



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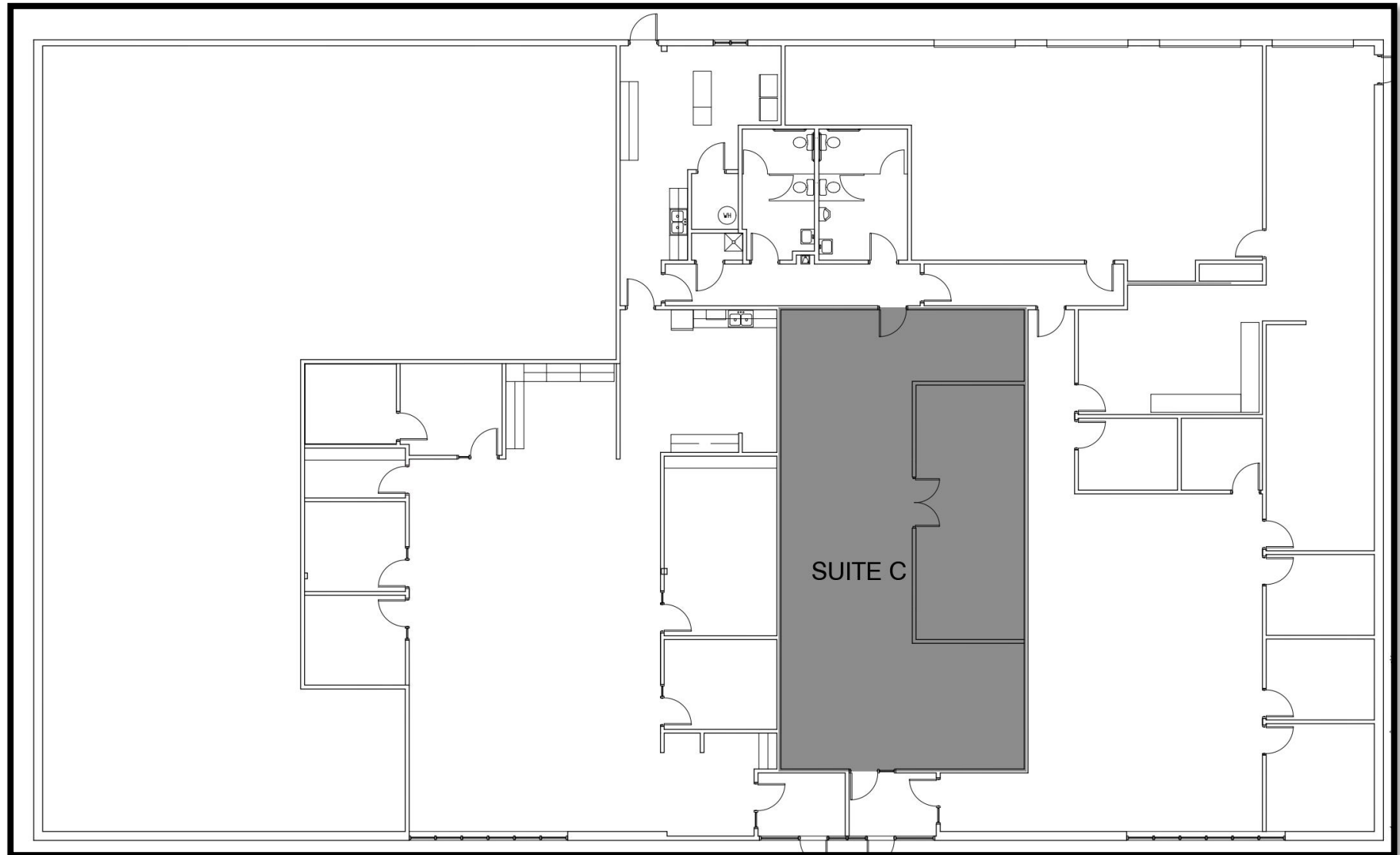
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SUITE C FLOOR PLAN



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SUITE C INTERIOR



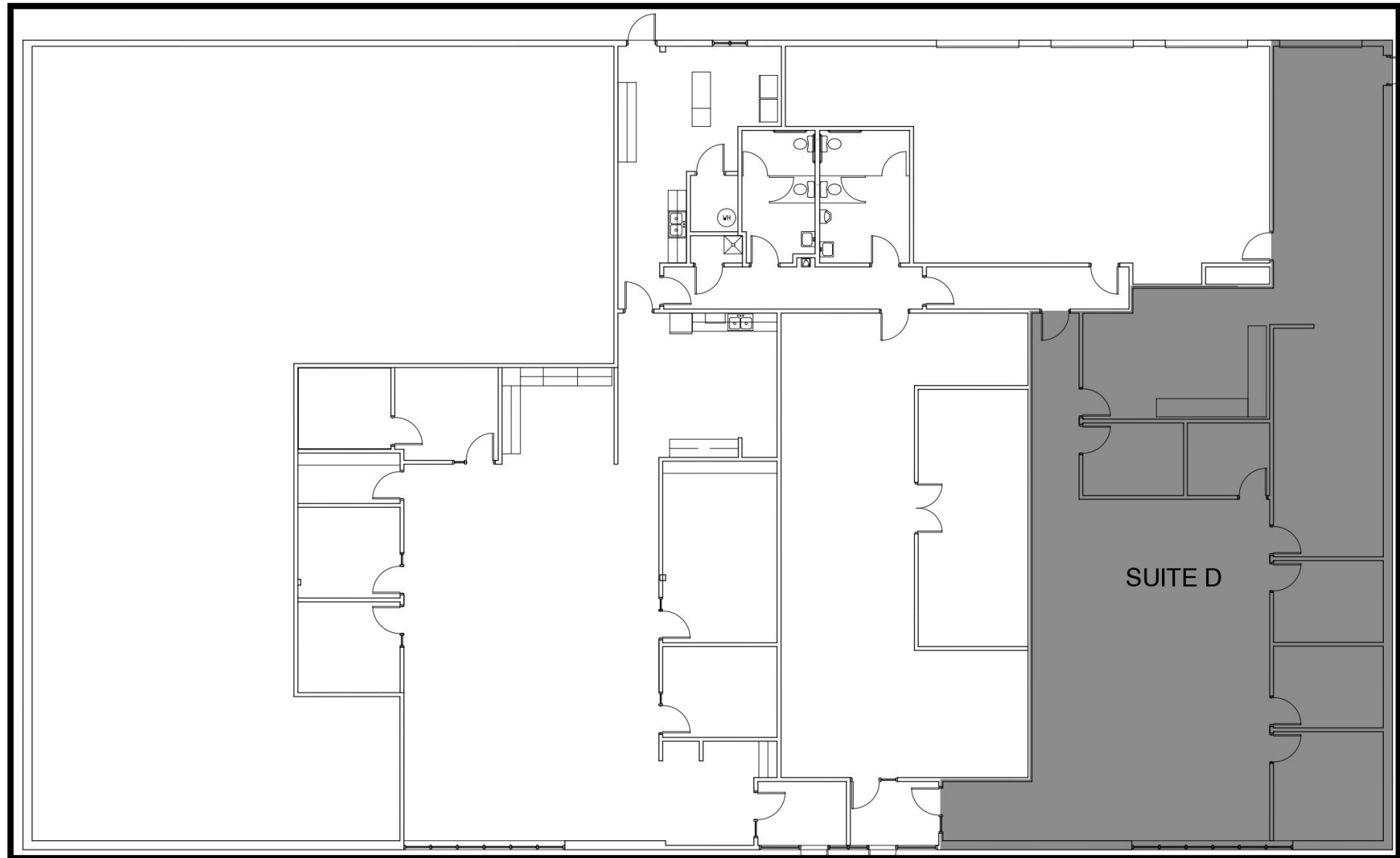
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SUITE D FLOOR PLAN



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SUITE D INTERIOR



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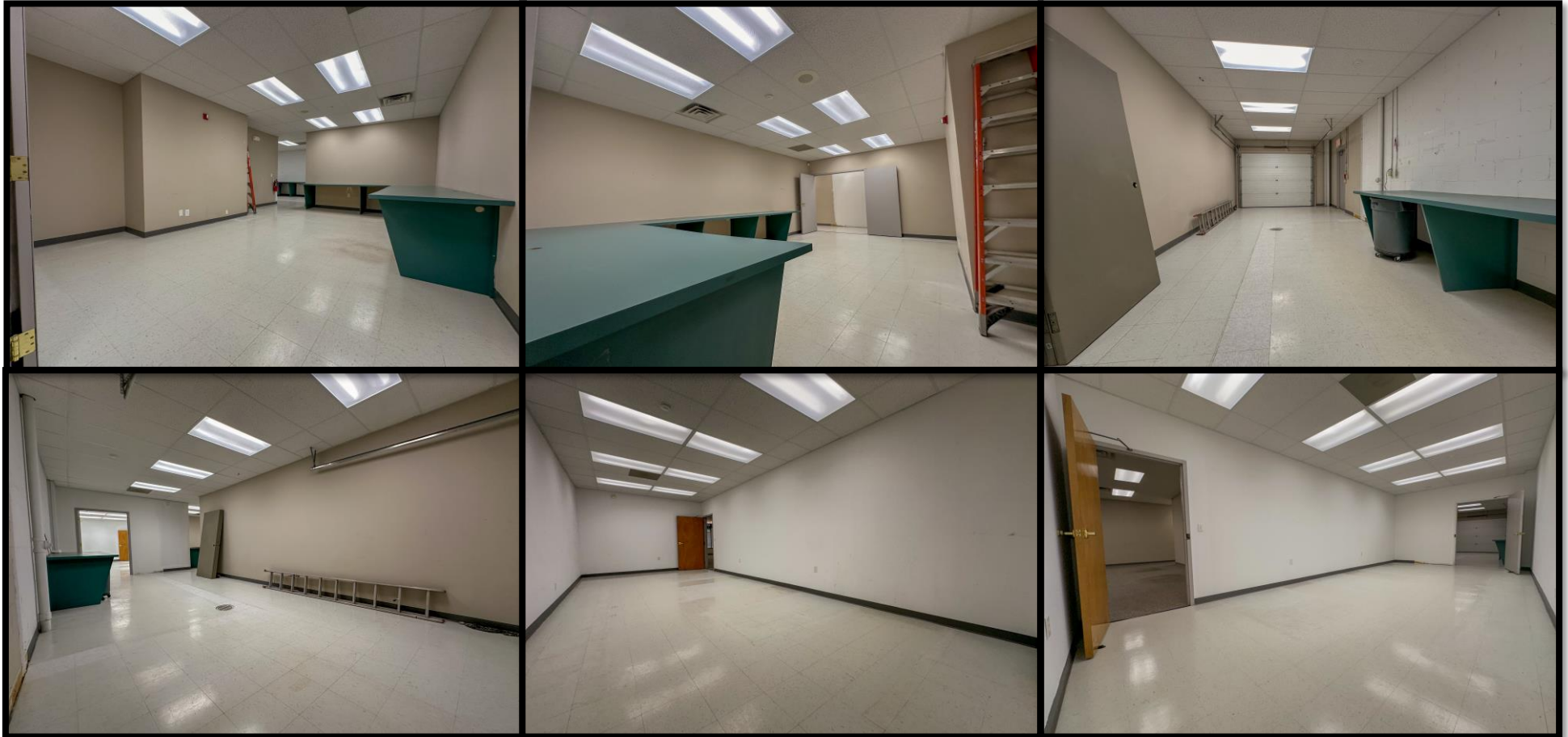
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SUITE D INTERIOR



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DEMOGRAPHICS



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POPULATION

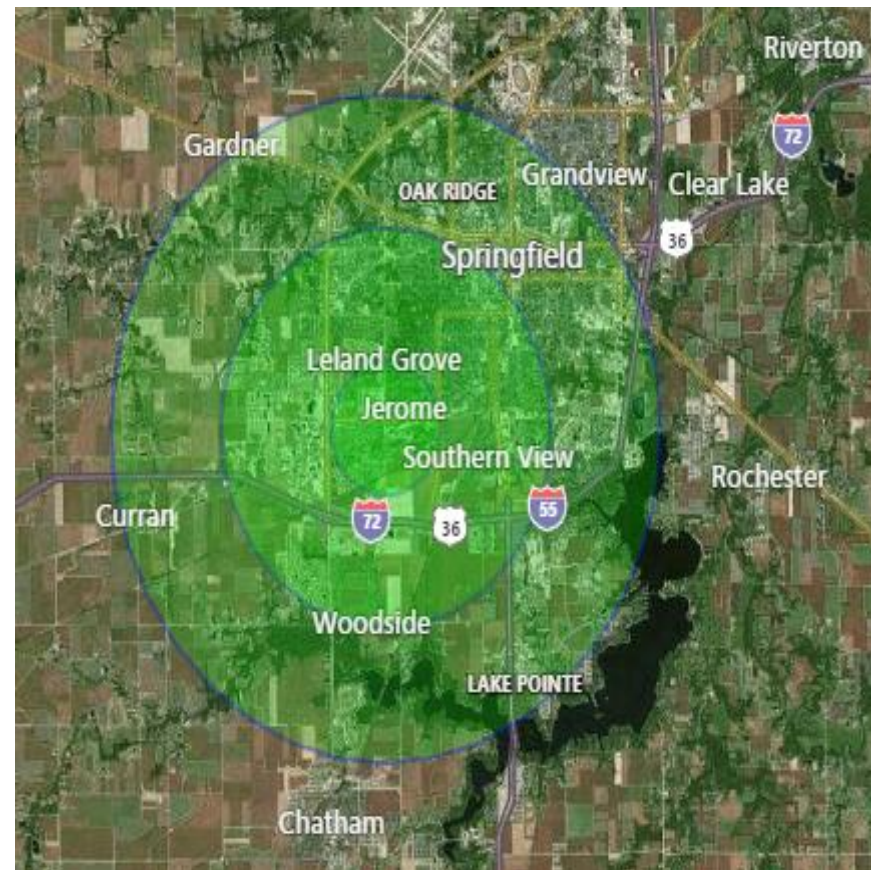
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	11,268	59,785	110,885
2023 Population	11,076	59,890	111,738
2028 Population (Projected)	11,127	60,450	113,194

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	5,238	28,338	50,380
2028 Households (Projected)	5,261	28,594	51,006

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$39,925	\$44,267	\$40,037
2023 Median Household Income	\$69,172	\$71,605	\$69,367
2023 Average Household Income	\$84,426	\$93,553	\$88,798



CONTACT



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PROPERTY HIGHLIGHTS

- Fabulous End-Cap & In-Line Space
- Prime, Central Location
- Flexible Layout
- Live, High Speed Fiber Internet
- Controlled Access
- Ample Parking