



N Main St (Illinois Route 4) - 21,600 ADT

Mansion Rd

Development Opportunity

1529 N Main St, Chatham, IL 62629

Price : Available Upon Request

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

Address	1529 N Main St, Chatham, IL 62629
Parcel ID	28010200025 28010200012
Parcel Size	± 48.99 Acres (1,636,549 SF)
Zoning	B-2 / R-2
Traffic Counts	± 21,600 ADT on US Highway 4

	Chatham, IL	Springfield, IL
Population Estimates	±14,466	±113,273
Population Increase (2010)	+8.8%	-1.4%
Median Home Value	\$201,000	\$132,900
Median Household Income	\$95,310	\$57,596
Population Per Square Mile	1,953	1,872

[Village of Chatham's 2039 Comprehensive Plan](#)

- Support strong for new commercial development**
 About three quarters (73%) of respondents say the Village should promote the development of a new shopping area. Of these individuals, about seven in ten (70%) say that new shopping areas should be within walking distance of a majority of Chatham's population.
- Support for business development high**
 While most (85%) say the Village should act to attract jobs, Respondents vary in the strategies they believe the Village should take to recruit new employers. Respondents rank "increasing marketing" the highest while they rank "offering land donations" the lowest of six proposed strategies.



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ZONING

Permitted Uses - B1

- Antique, Coin, Stamp and Other Collectibles Shop
- Art Galleries/Supplies
- Banks and Financial Institutions
- Barber Shops
- Beauty Parlors
- Bed and Breakfast
- Book Stores
- Restaurants without Drivethrough facilities
- Camera and Photography Supply
- Candy Shops
- Churches
- Clubs – Private
- Convenience Stores, no gasoline sales
- Day Care Center
- Delicatessens
- Dress Making
- Drug Store without liquor sales
- Dry Cleaning
- Funeral Homes
- Gift Shops
- Ice Cream Shops
- Jewelry Stores
- Laundromat
- Libraries
- Locksmith Shops
- Millinery Shops
- Museums
- Offices
- Parking, Off-street
- Public Swimming Pool
- Shoe Repair
- Stationery Store
- Tailor Shops
- Video Sales and Rentals

Special Uses

- Animal Hospital without outside runs or boarding
- Community Centers
- Fire Stations
- Health Service Facility
- Owner-occupied Dwelling Units Above First Floor

Permitted Uses - B2 (Same as B-1+)

- Advertising sign shops
- Animal Hospitals
- Auction houses and rooms, excluding livestock
- Auto Parts
- Automobile service stations
- Automotive repairs and auto body repair and painting
- Bakery
- Banquet Halls
- Boat Sales
- Bicycle stores, sales, rentals and repairs
- Blueprinting establishments
- Bowling alleys
- Building material sales without outdoor storage
- Business machine sales and services
- Business schools
- Car Wash
- Carpet and rug stores
- Casket and casket supplies
- Catering establishments
- Clothing and costume rental establishments
- Commercial printing
- Community centers
- Construction offices
- Crematorium
- Currency exchanges
- Dance halls
- Diet centers
- Dental laboratories
- Department stores
- Drug sales with liquor sales
- Electric shops
- Electrical appliance stress
- Electrical sales and repairs
- Exterminating
- Feed stores
- Frozen food shops and lockers
- Fuel sales, retail only
- Furniture stores
- Furrier shops
- Garages
- Garden supply stores
- Greenhouses
- Grocery stores
- Gymnasium
- Hat and repairs
- Hardware stores
- Hobby shops
- Hotels
- Household appliance stores
- Ice sales, retail only
- Interior decoration shops
- Laundries
- Leather goods
- Liquor stores
- Mail order houses
- Meeting halls
- Medical appliances
- Medical laboratories
- Motels
- Motor vehicle equipment sales
- Motor vehicle sales
- Musical instrument, sales and repairs
- Newspaper offices
- Office supply stores
- Orthopedic appliance stores
- Paint
- Parking, commercial
- Pet shops
- Pawn shops
- Photographic, studio, sales
- Picture framing
- Plumbing shop
- Private Club/Lodge
- Pool Halls
- Post Office
- Public Swimming Pool
- Radio broadcasting
- Recording studios

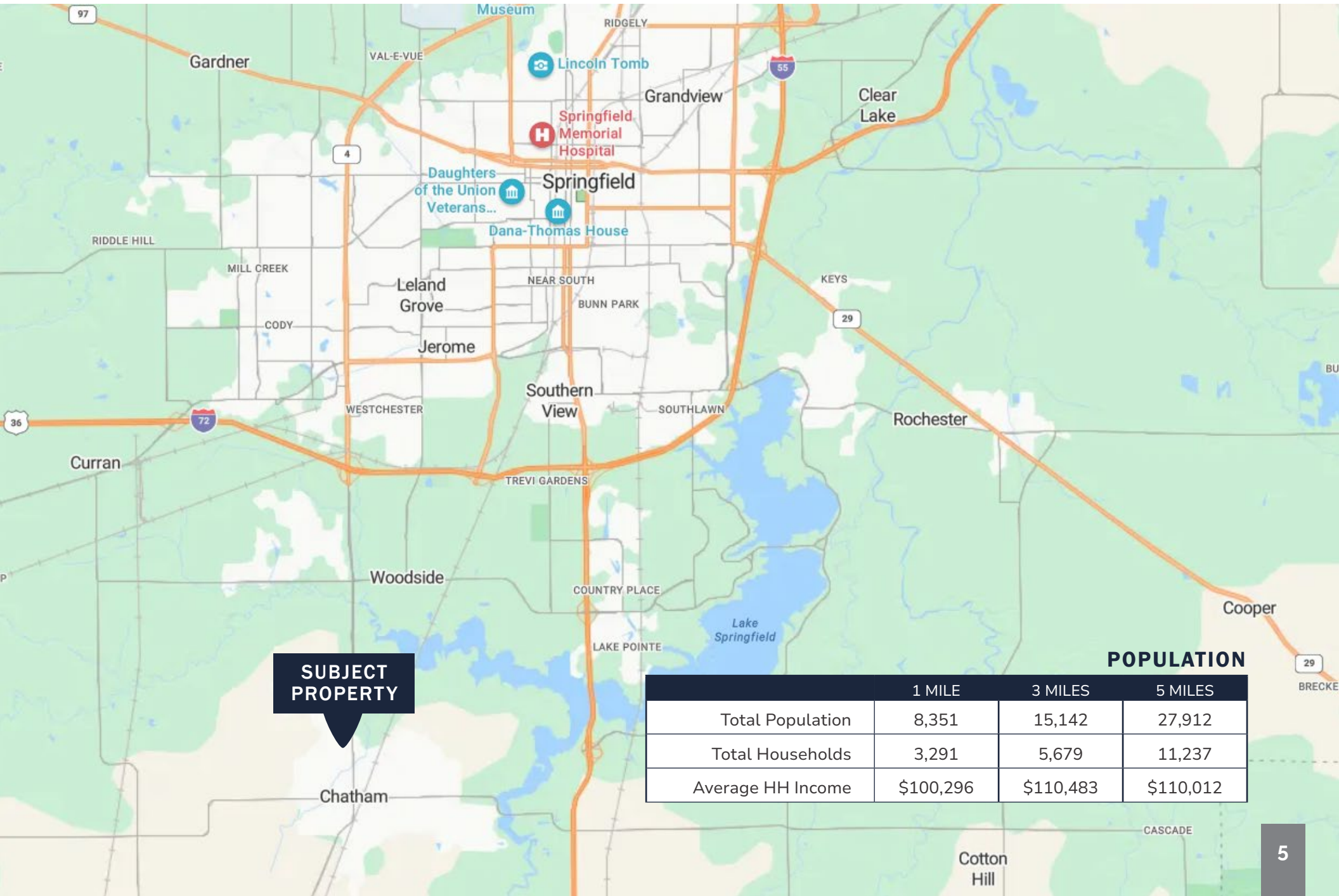
- Recreation building
- Research laboratories
- Restaurants, with drive-thru facilities
- Restaurants and bars with live entertainment and dancing
- School supply stores
- Schools, dance, music
- Sewing machine sales and service
- Shoe store
- Skating rinks, indoor
- Small engine repair
- Sporting goods
- Taverns
- Taxidermists
- Telephone offices
- Testing laboratories
- Television broadcasting studios
- Theaters
- Toy stores
- Trade schools
- Trailer sales
- Transportation ticket offices
- Travel bureaus
- Variety stores
- Video arcades
- Vending machines, sales and service
- Wholesale establishments –storage limited to samples

Special Uses

- Antenna towers
- Electrical distribution centers
- Fire Stations
- Hospitals
- Police stations
- Private outdoor recreation centers
- Public outdoor recreation centers
- Zoo

For more information, check the Chatham Website.
<https://www.chathamilton.net/zoning>

LOCATION MAP



**SUBJECT
PROPERTY**

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,351	15,142	27,912
Total Households	3,291	5,679	11,237
Average HH Income	\$100,296	\$110,483	\$110,012



Interstate Highway 72

4

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ANYTIME FITNESS

ihop

Culver's

BIG LOTS!

PETSMART **BARNES & NOBLE** **TJ-maxx** **KOHL'S**

ROSS **Office DEPOT**

Lowe's

DISCOUNT TIRE **Game Stop** **SALLY BEAUTY** **petco** **SEPHORA** **usbank**

HOBBY LOBBY **FedEx**

Walmart **PAPA JOHN'S** **Fairfield** BY MARRIOTT

Great Clips **Party City** **COURTYARD** BY MARRIOTT

KNIGHTS ACTION PARK

PANTHER CREEK COUNTRY CLUB

TSC TRACTOR SUPPLY CO

Jeep **MONICAL'S PIZZA**

MENARDS **CARMAX** **Bob Evans** **meijer**

PIPER GLEN GOLF & SOCIAL CLUB

SUBJECT

THE CREEK PUB & GRILL

PET SUPPLIES PLUS **CountyMarket** **DOLLAR GENERAL**

ACE Hardware

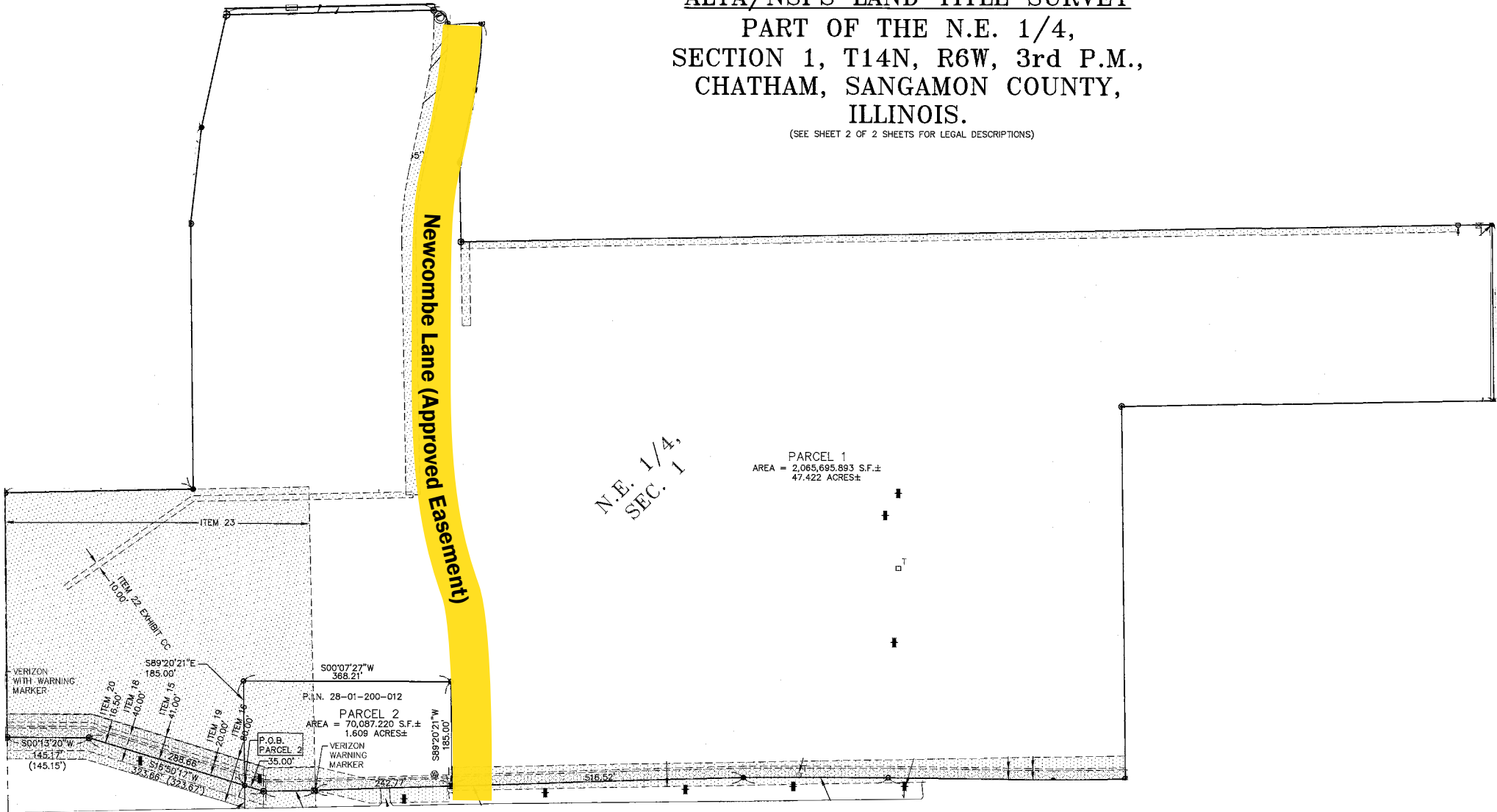
Walgreens **Casey's**

SUBWAY **Hardee's** **POWERWORKS**

SURVEY

ALTA/NSPS LAND TITLE SURVEY
 PART OF THE N.E. 1/4,
 SECTION 1, T14N, R6W, 3rd P.M.,
 CHATHAM, SANGAMON COUNTY,
 ILLINOIS.

(SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTIONS)



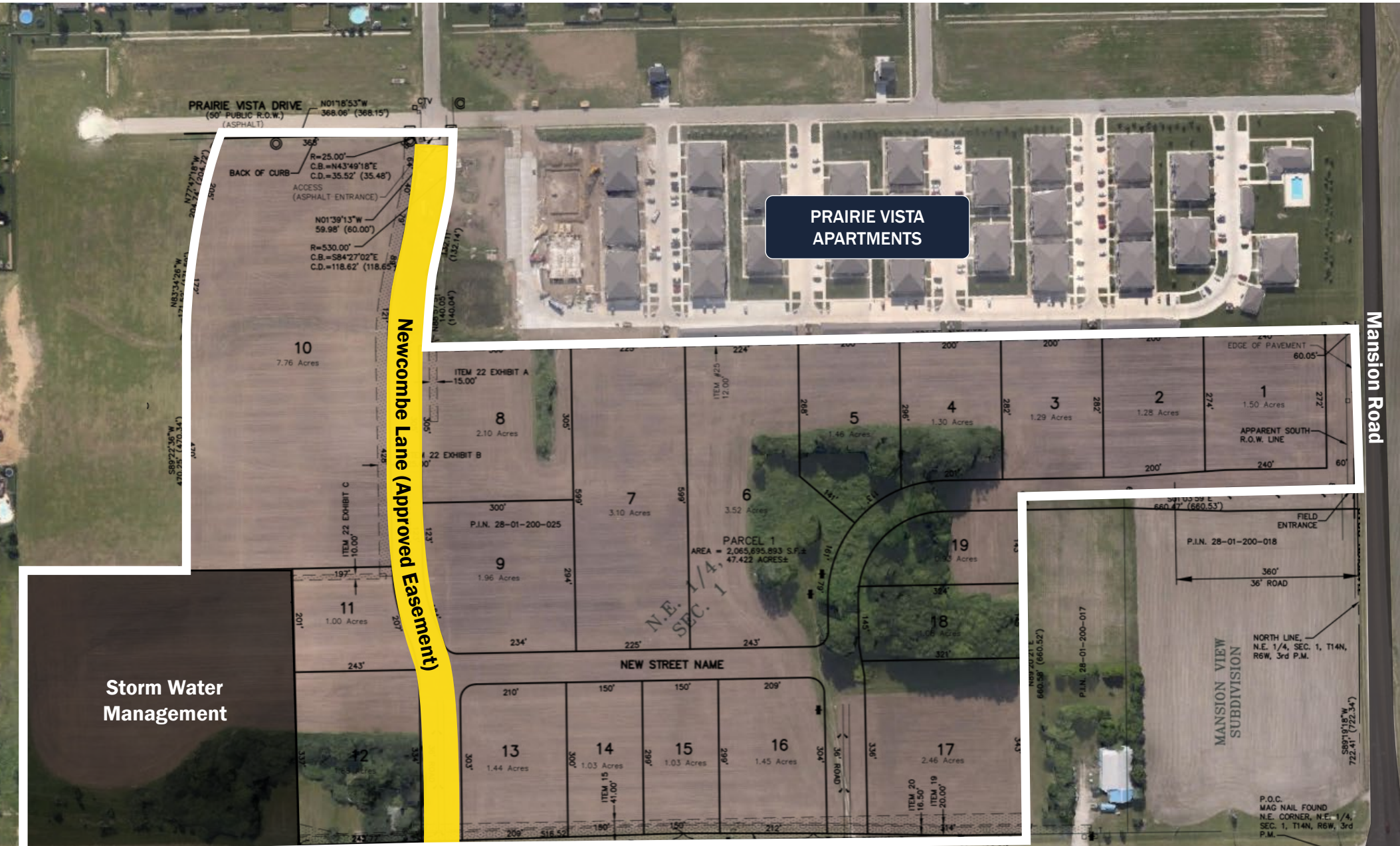
N.E. 1/4,
 SEC. 1

PARCEL 1
 AREA = 2,065,695.893 S.F.±
 47.422 ACRES±

P.O.B. PARCEL 2
 AREA = 70,087.220 S.F.±
 1.599 ACRES±

N Main Street (Illinois Route 4)

AERIAL OVERVIEW



PRAIRIE VISTA APARTMENTS

Newcombe Lane (Approved Easement)

Storm Water Management

Mansion Road

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MARKET OVERVIEW: SPRINGFIELD, IL

Chatham is part of the Springfield, Illinois Metropolitan Statistical Area. It's located 2.8 miles south of Springfield. Springfield is the capital of the U.S. state of Illinois and the county seat of and most populous city in Sangamon County. Approximately 208,000 residents live in the Springfield metropolitan area.

Springfield was settled by European-Americans in the late 1810s, around the time Illinois became a state. The most famous historic resident was Abraham Lincoln, who lived in Springfield from 1837 until 1861, when he went to the White House as President of the United States. Major tourist attractions include multiple sites connected with Lincoln including the Abraham Lincoln Presidential Library and Museum, Lincoln Home National Historic Site, Lincoln-Herndon Law Offices State Historic Site, and the Lincoln Tomb at Oak Ridge Cemetery.

Springfield lies in a valley and plain near the Sangamon River. Lake Springfield, a large artificial lake owned by the City Water, Light & Power company (CWLP), supplies the city with recreation and drinking water.

The city has a mayor-council form of government and governs the Capital Township. The government of the state of Illinois is based in Springfield. Springfield's economy is dominated by government jobs, plus the related lobbyists and firms that deal with the state and county governments and justice system, and health care and medicine.

Population: 113,273

Area: 67.49 sq mi





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