

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1528 W. Springfield Rd
Taylorville, IL 62568

Taylorville Crossing For Lease

- Walmart Shadow Center
- North End-Cap Available
- TIF District
- Traffic Count: 14,400 AADT

BLAKE PRYOR

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DEVONSHIRE REALTY

Springfield, IL

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is excited to present an end-cap space for lease at Taylorville Crossing in Taylorville, IL. Located in a Walmart Shadow Center and a TIF District, this prominent retail location offers exceptional visibility and exposure to 14,400 vehicles per day annually.

Suite 1528 (1,972 SF) is the north end cap and was previously a ShopKo Optical shop and comes with a complete buildout from 2022. This space is perfect for an eye care center and optical sales shop, with a layout consisting of a large sales floor, an optical lab, a lab back with an office, exam rooms, and an ADA-compliant restroom.

Additionally, the shopping center has prominent pylon signage for the next tenant to utilize and is home to a variety of popular tenants, including Dollar Tree, Papa John's (coming soon), Great Clips, H&R Block, Cricket, Dotty's, Vapor Maven, a Chinese restaurant, and a nail spa (expanding soon). Major retailers in the area include Walmart Supercenter, AT&T, Scooter's Coffee, Steak 'n Shake, Aldi, Farm & Home Supply, and Car Wash City, among others.

Taylorville is the county seat of Christian County, IL, and is located approximately 30 miles southeast of Springfield, IL, and 30 miles southwest of Decatur, IL. The town has a relatively low cost of living, which benefits both the community and businesses in the area. Taylorville is an attractive destination for customers in surrounding areas with its accessible location and unique shopping experiences.

PROPERTY INFORMATION

ADDRESS	1528 W. Springfield Rd, Taylorville, IL 62568
AVAILABLE SPACE	1,972 SF
LEASE RATE	\$16.00 / SF / NNN
NNN ESTIMATE	\$5.00 / SF
ZONING	C-2, Service Retail
PARKING	128 Spaces



AERIAL



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



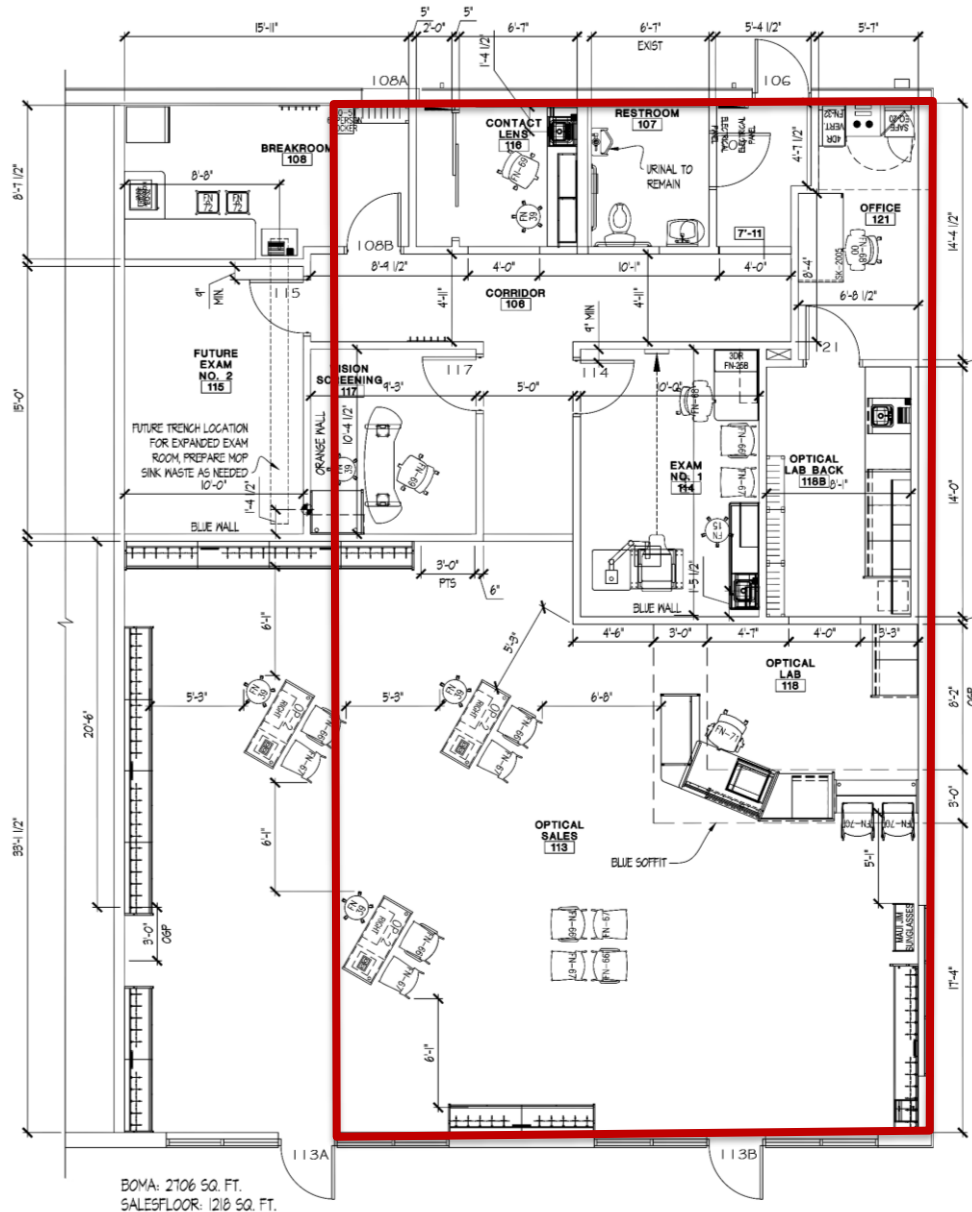
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FLOOR PLAN



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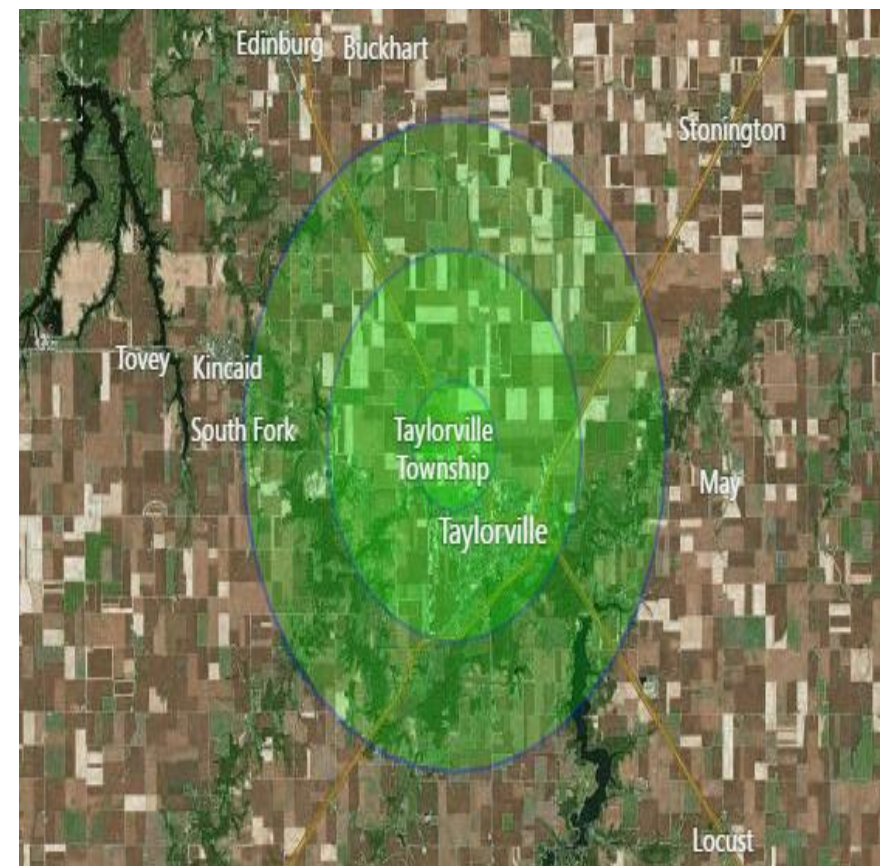
DEMOGRAPHICS



POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	1,809	11,065	13,867
2024 Population	1,766	10,821	13,624
2029 Population (Projected)	1,726	10,575	13,322

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2024 Households	856	4,956	6,070
2029 Households (Projected)	837	4,841	5,933

INCOME	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$28,273	\$27,777	\$30,077
2024 Median Household Income	\$46,614	\$50,834	\$55,077
2024 Average Household Income	\$58,324	\$60,654	\$67,508



CONTACT



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PROPERTY HIGHLIGHTS

- Walmart Shadow Center
- Located in a TIF District
- Traffic Count: 14,400 AADT
- Exceptional Visibility and Exposure
- North End-Cap Now 1,972 SF
- Strong Co-Tenancy