

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1526-B 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**

Vice President

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**COLDWELL BANKER COMMERCIAL**

**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED 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 1526-B (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	1526-B 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



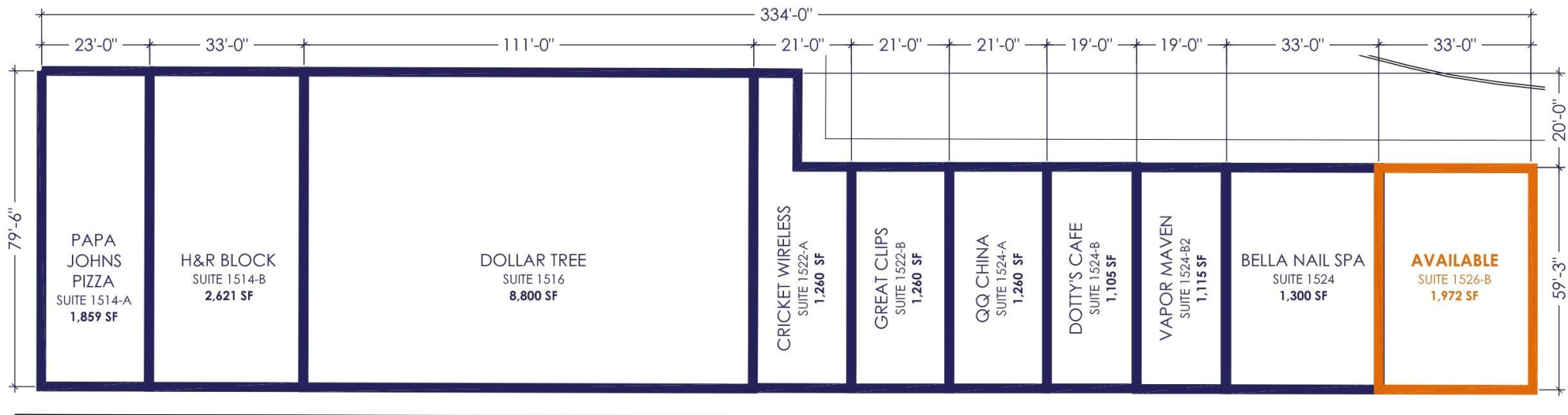
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# SITE PLAN



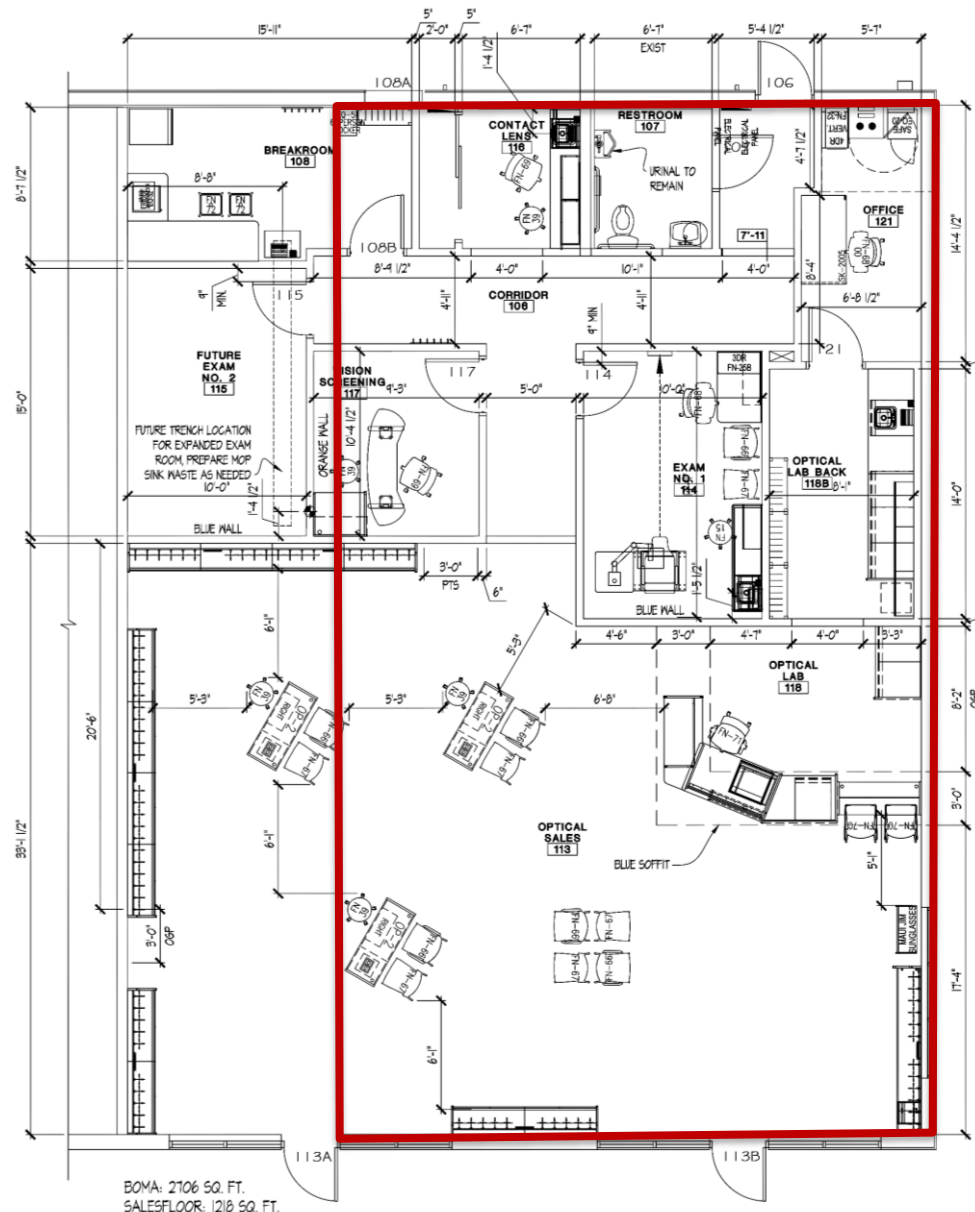
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# FLOOR PLAN



**COLDWELL BANKER  
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BOMA: 2106 SQ. FT.  
SALESFLOOR: 1216 SQ. FT.

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# INTERIOR PHOTOS



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# DEMOGRAPHICS



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Courtesy of  **esri**

## POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	1,537	11,073	13,844
2025 Population	1,475	10,613	13,255
2030 Population (Projected)	1,438	10,293	12,825

## HOUSEHOLDS

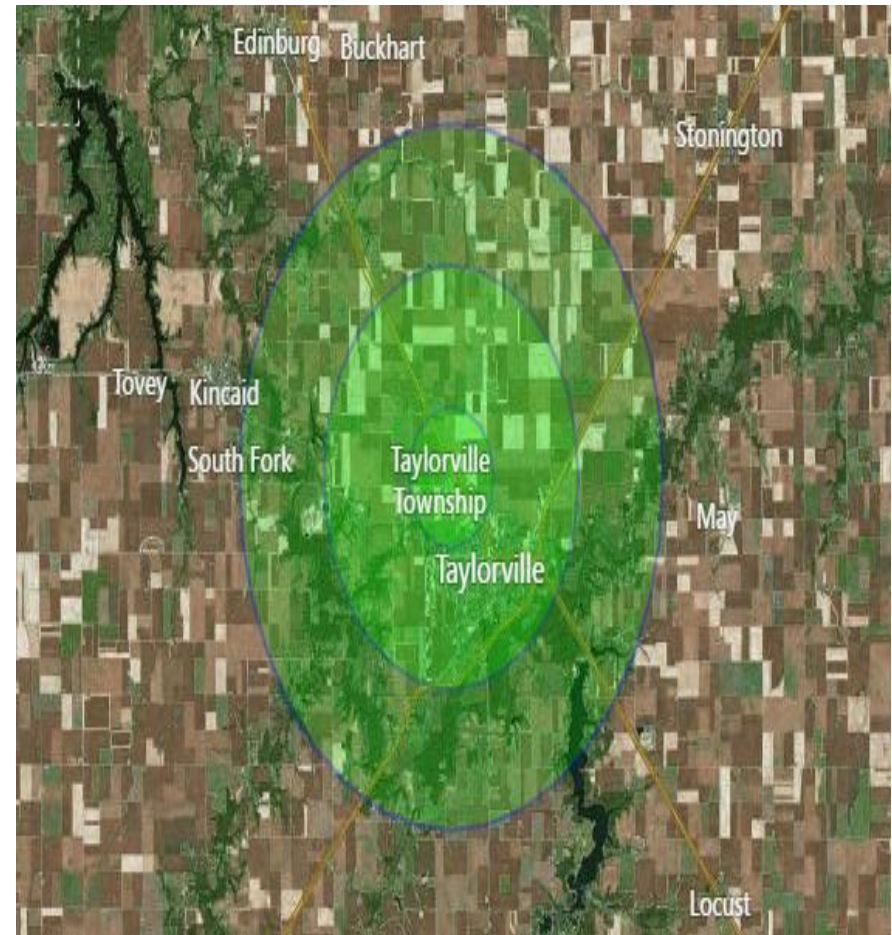
	1-MILES	3-MILES	5-MILES
2025 Households	770	5,007	6,110
2030 Households (Projected)	768	4,936	6,012

## INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$32,749	\$30,999	\$33,167
2025 Median Household Income	\$44,161	\$51,854	\$58,945
2025 Average Household Income	\$65,207	\$65,781	\$72,054

## BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	115	571	613
2025 Employees	1,260	5,929	6,207



# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## 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