

MARKETING BROCHURE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3126 S. Dirksen Pkwy
Springfield, IL 62703

End-Cap Vanilla Shell Space
with a Drive-Up Window in a
Newly Constructed
Dispensary-Anchored Retail
Center **For Lease**

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

Springfield, IL
217-547-6650

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to bring an End-Cap Vanilla Shell Space with a Drive-up Window in a Newly Constructed Dispensary-Anchored Retail Center to market.

Shangri-La, a high volume MSO and Illinois-licensed dispensary, operates their shop adjacent to the end-cap space. The open layout features a 2't x 3'w drive-up window on the north side of the space and is ready for Tenant finishes. The space already has a finished ADA-compliant restroom and a mop sink with a 30-gal water heater, sturdy concrete flooring, unpainted taped drywall, and HVAC unit(s) in place. The Landlord would provide ductwork, basic light fixtures, and a ceiling. The existing electrical is more than adequate for most light retail uses at 250 Amp/208Y/120V/3-Ph 4W.

The site is located along S. Dirksen Pkwy on the southeast side of Springfield. It has 83' of frontage on the bustling Dirksen Parkway (12,000 AADT) and visibility from Interstate 55/72 (52,300 AADT), creating a constant buzz. It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotel brands to accommodate business travelers and visitors (IHG, Marriott, and Wyndham), and popular restaurants that establish a robust dining scene (Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks). The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area, naturally attracting a steady customer base and fostering strong demand for services in the area. Also, the site enjoys proximity to a wealth of shopping, entertainment, and various amenities, enhancing its overall allure to businesses and investors alike.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis.

PROPERTY INFORMATION

ADDRESS	3126 S. Dirksen Pkwy, Chatham, IL 62629
AVAILABLE SPACE	2,405 SF
LEASE RATE	\$20.00 / SF / Net
ZONING	B-1, Highway Business Service District
YEAR BUILT	2024
PARKING	45 Spaces



AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

EXTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

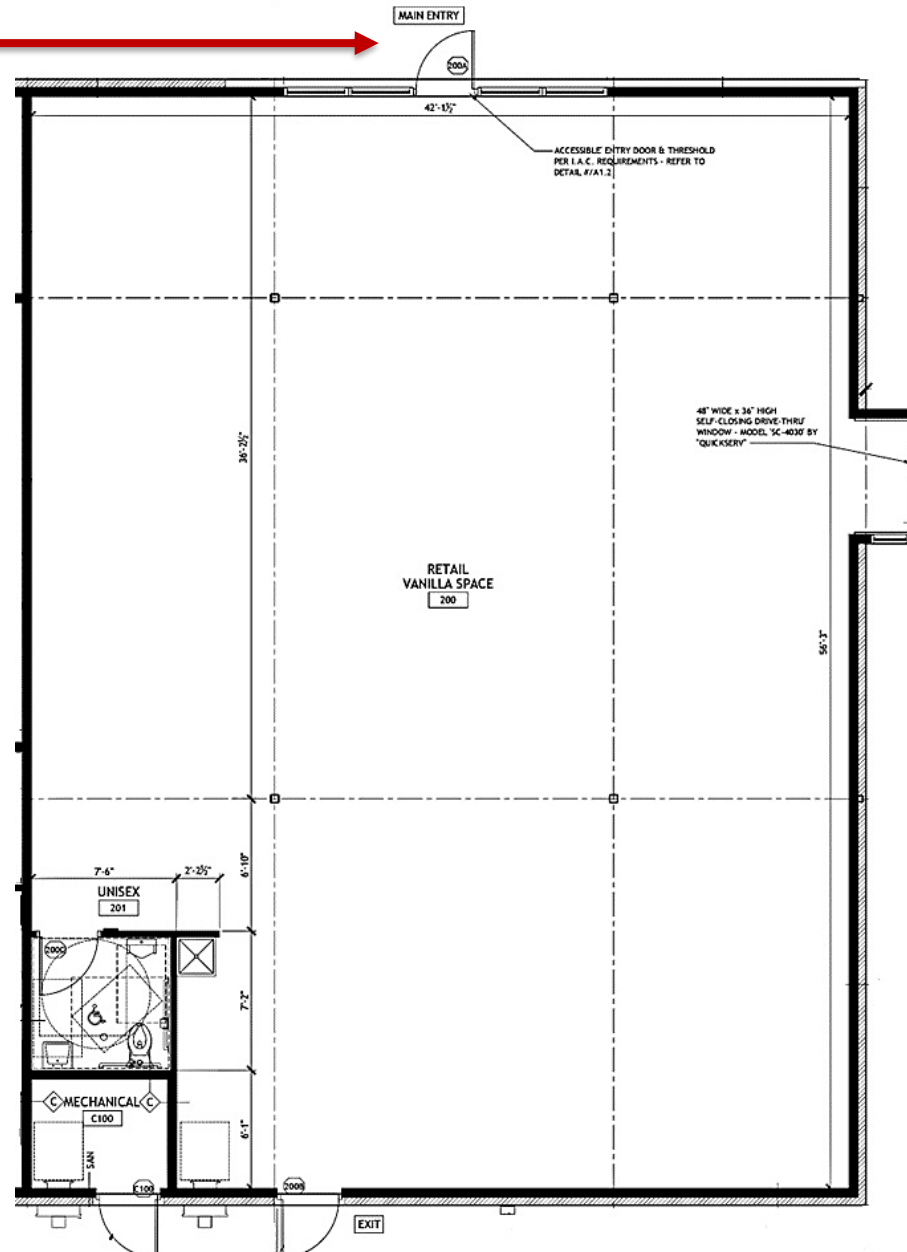


FLOOR PLAN



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

ENTRANCE



DRIVE-UP
WINDOW

ANCHOR TENANT PROFILE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Shangri-La, started in 2019, is a family-founded company whose members have extensive backgrounds in retail compliance, business management, medicine, and dentistry. Shangri-La first started with medical marijuana and created a model that focuses on patients' overall well-being, providing education, and cultivating a better understanding and perception of cannabis. Shangri-La has now embraced adult-use cannabis and broadened the above focus to include all visitors. Shangri-La is committed to providing the community with safe, reliable, and professional access to marijuana. We are working hand in hand with local communities, business owners, the State, and law enforcement to not only be involved in the development of this new industry but to be a leader within it.

At Shangri-La Dispensaries, we have crafted a premium cannabis shopping experience where our primary focus is you – our patients and consumers. We have a team of professional healthcare workers and highly educated budtenders offering an unparalleled level of knowledge and service to empower visitors during their journey with cannabis. Whether for illness or wellness, Shangri-La can provide a myriad of top of the line products to meet all your needs. Our wonderful staff is always here to address any of your questions and concerns and allow you to leave feeling confident about your purchase.



Ownership	Private
Industry	Medical & Adult-Use Cannabis
Headquarters	Jefferson City, MO
Founded	2019
Locations	Multi-State Operator in Missouri, Ohio, Connecticut, & Illinois
Employees	Up to 25

www.shangriladispensaries.com

DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	3,467	33,584	96,958
2026 Population	3,335	32,512	94,995
2031 Population (Projected)	3,274	32,145	94,122

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2026 Households	1,483	13,597	42,960
2031 Households (Projected)	1,482	13,590	43,048

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$32,429	\$36,676	\$41,334
2026 Median Household Income	\$59,795	\$64,102	\$65,566
2026 Average Household Income	\$69,544	\$86,094	\$91,475

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	218	1,480	4,579
2026 Employees	3,092	25,649	94,303



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln
Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- New Construction (2024)
- End-Cap w/ Drive-Up Window
- Dispensary-Anchored
- Vanilla Shell (Ready for Tenant Finishes)
- Near Interstate & Great Visibility
- Proximate to Hotels, Restaurants, Large Workforce