

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1650 Wabash Ave
Springfield, IL 62704

**The Yard Shopping Center For
Lease**

AVAILABLE

- Suite E: 4,500 SF
- Suite F: 9,000 SF
- Suite G: 3,750 SF

BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer three (3) spaces for lease at The Yard Shopping Center in Springfield, IL.

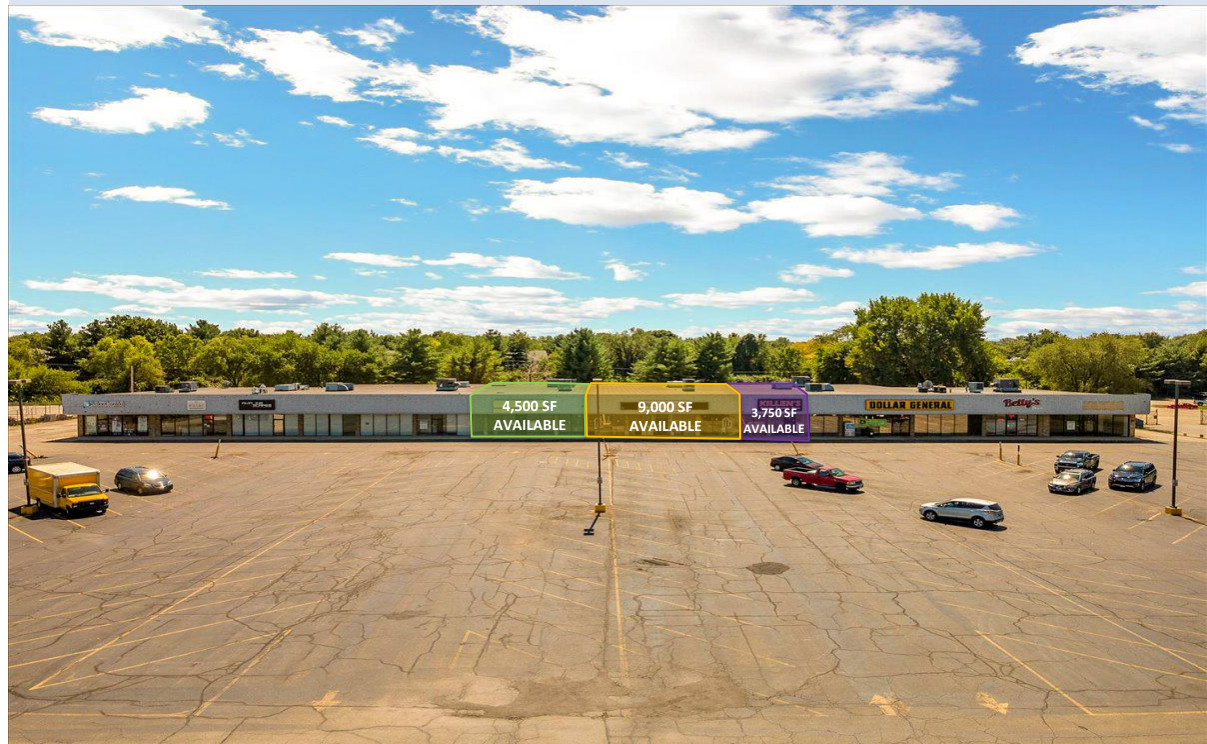
Suite E (4,500 SF) has an open floor plan with 2 restrooms. **Suite F (9,000 SF)** has a large open area, 2 large work rooms, a private office, 2 restrooms, a shower, and plenty of storage. **Suite G (3,750 SF)** has an open floor plan in the front with several rooms for offices or storage in the back and 2 restrooms. Co-tenants include Dollar General, Salon Centric, Betty's Place, Illinois Secretary of State, Magnolia Lane, Marsala Mart, and Amazing Xscapes.

The Yard is a large shopping center with frontage along the popular and highly desirable Wabash Ave near White Oaks Mall. It has traffic counts of 25,100 AADT. The site has great retail density and plenty of rooftops to absorb all the activity. Nearby attractions include several big box retailers (Schnuck's, Ashley Furniture, Ace Hardware, Jeffrey Alans), QSRs (McDonald's, Dairy Queen, Subway, Hardee's, Steak 'n Shake, Sonic), and various shopping (Goodwill and Planet Fitness).

Springfield is the Capital of Illinois. It is located in central Illinois and is accessed by Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	1650 Wabash Ave, Springfield, IL 62704
AVAILABLE SPACE	3,750 – 9,000 SF
LEASE RATE	\$8.00 / SF / NNN
NNN ESTIMATE	\$1.50 / SF
ZONING	B-1, Highway Business District
YEAR BUILT	1976
PARKING	169 Spaces



LOW AERIAL



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WABASH AVE - 21,300 AADT

CHATHAM AVE - 14,900 AADT



WABASH AVE - 25,100 AADT

1650 WABASH AVE

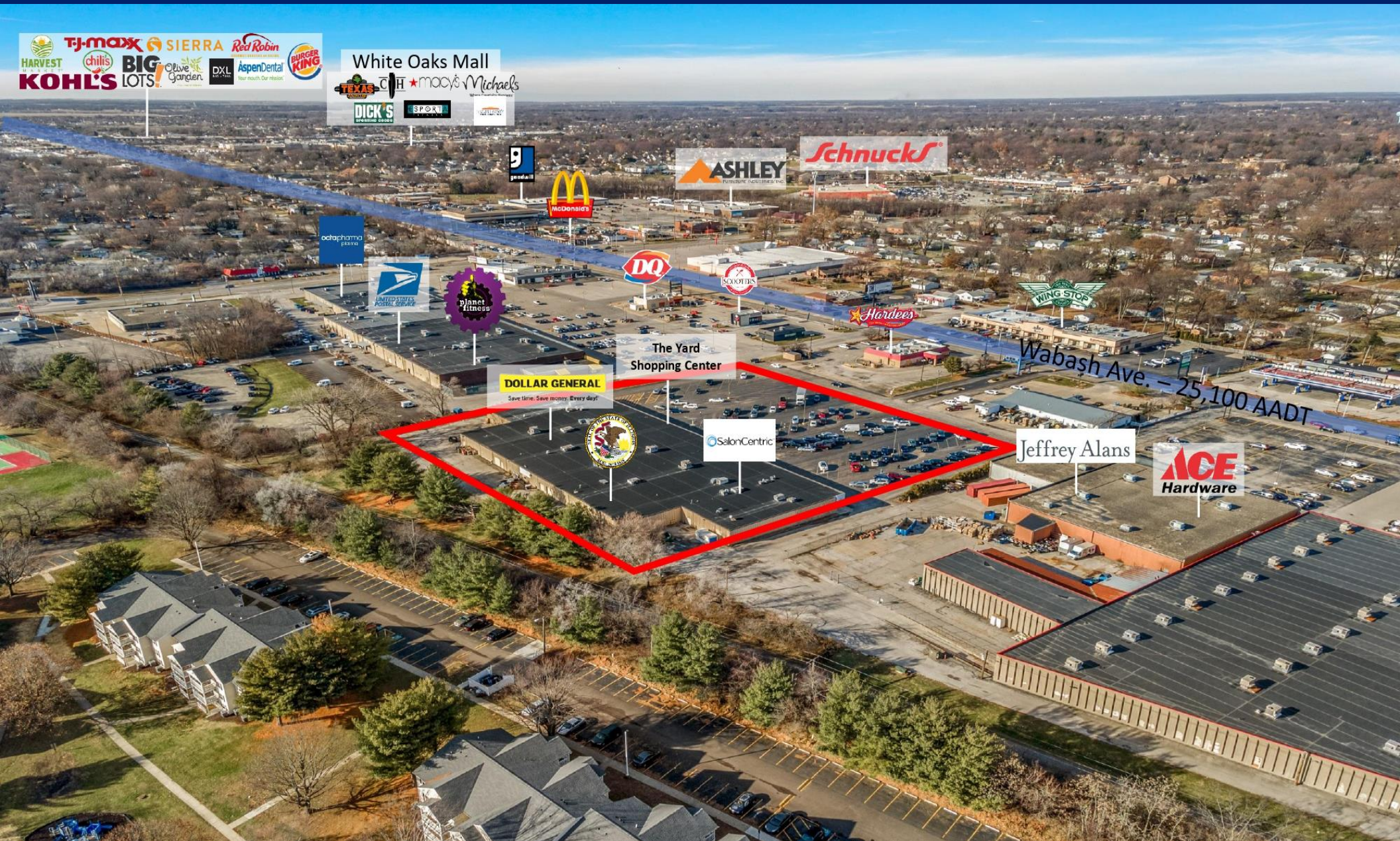
CHATHAM AVE - 14,900 AADT



HIGH AERIAL



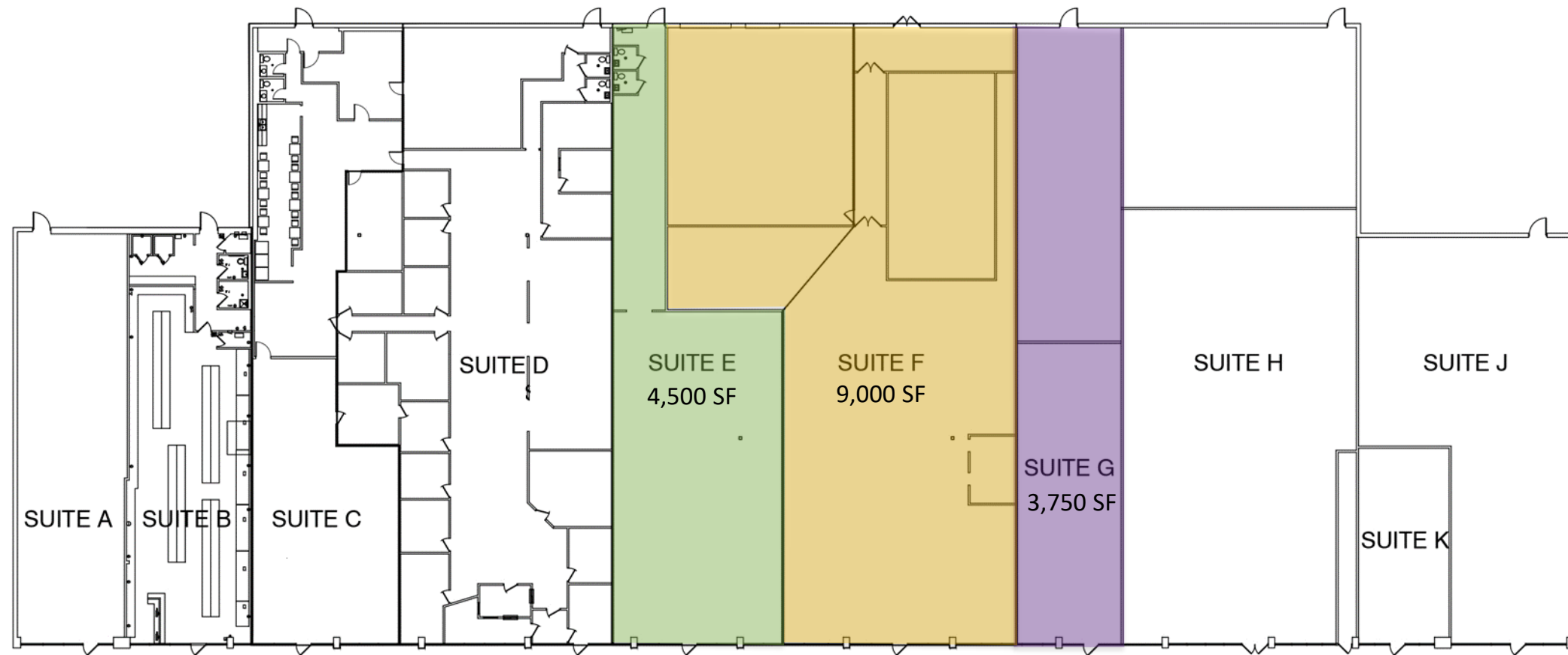
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FLOOR PLAN



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EXTERIOR PHOTOS



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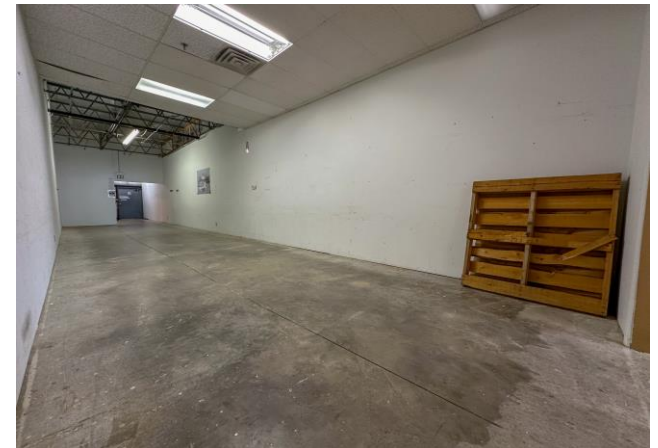


INTERIOR PHOTOS



**COLDWELL BANKER
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Suite E – 4,500 SF



INTERIOR PHOTOS



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Suite G – 3,750 SF



DEMOGRAPHICS



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POPULATION

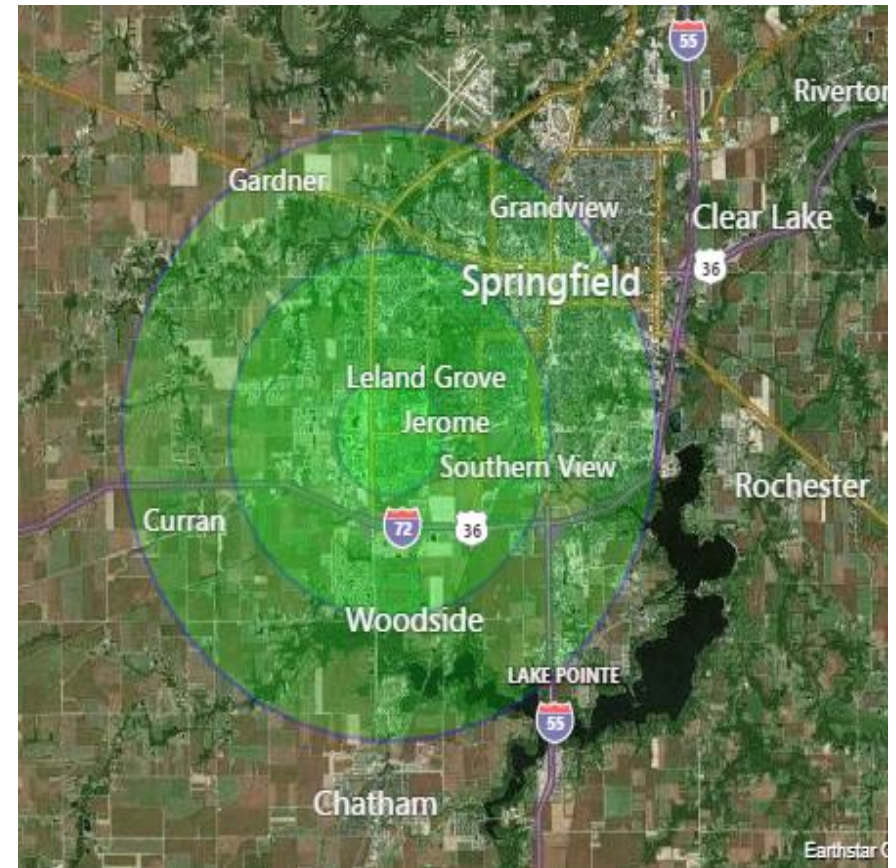
	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,570	61,156	112,307
2023 Population	10,461	61,386	112,273
2028 Population (Projected)	10,315	60,914	111,741

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	5,030	29,207	50,984
2028 Households (Projected)	5,039	29,393	51,470

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$40,349	\$43,025	\$39,713
2023 Median Household Income	\$56,954	\$61,593	\$59,589
2023 Average Household Income	\$84,522	\$90,779	\$87,297



CONTACT



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C: 217.725.9518

bpryor@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Large Retail Space
- Affordable Lease Rate
- Ample Parking
- Vibrant Surrounding Activity
- Traffic Count: 25,100 AADT
- High Retail & Residential Density