

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



1004-1008 Jason Pl.

1004-1008 Jason Pl
Springfield, IL 62704

Brand-New County Market
Shadow Center For Lease



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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 introduce a lease-up opportunity for this brand-new County Market shadow center in the high-income community of Chatham, IL.

The center is currently under construction and will feature a freshly made Asian cuisine restaurant and two retail units for lease – one 960 SqFt end-cap unit and one 1,680 SF in-line unit. The Landlord would provide the units as a **vanilla shell** (concrete floor, unpainted drywall, finished ceiling and restroom, basic lighting, HVAC/ductwork, and electrical).

The center has both frontage on and visibility from IL-4/Main St with traffic counts of 17,400 AADT. Imagine being part of a vibrant community, surrounded by household names like Walgreens, AT&T, Domino's, and more – each drawing customers and adding to the buzz.

Chatham is a village in Sangamon County that is within 3 miles of Springfield (Capitol of Illinois). It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The immediate trade area has a high retail density that drives a lot of traffic. A County Market-anchored shopping center, two large medical facilities, three well-known and longstanding community banks, and multiple retail, restaurant, and service establishments are all near the center. Chatham is a highly educated community with a 97.1% high school graduation rate, and 41.3% of its residents go on to receive a Bachelor's degree. Also, Chatham is a very business-friendly environment. The Village of Chatham reported a 2.2% 2023 unemployment rate, whereas Springfield reported a 4% unemployment rate. Further, the minimum combined sales tax rate is 7.25% in Chatham, whereas Springfield is 9.75%. The Chatham population and number of households are projected to grow 2.7% within a 1-mile radius of the center over a 5-year period. Overall, the median home value was \$277,383 within a 1-mile radius of the center in 2023.

PROPERTY INFORMATION

ADDRESS

1004-1008 Jason Pl, Chatham, IL 62629

AVAILABLE SPACE

1004 – 1,860 SF

1008 – 960 SF

LEASE RATE

\$16.00 / SF / NNN

ZONING

B-1, Community Business District (Village of Chatham)

YEAR BUILT

2024

PARKING

40 Spaces



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Springfield, IL

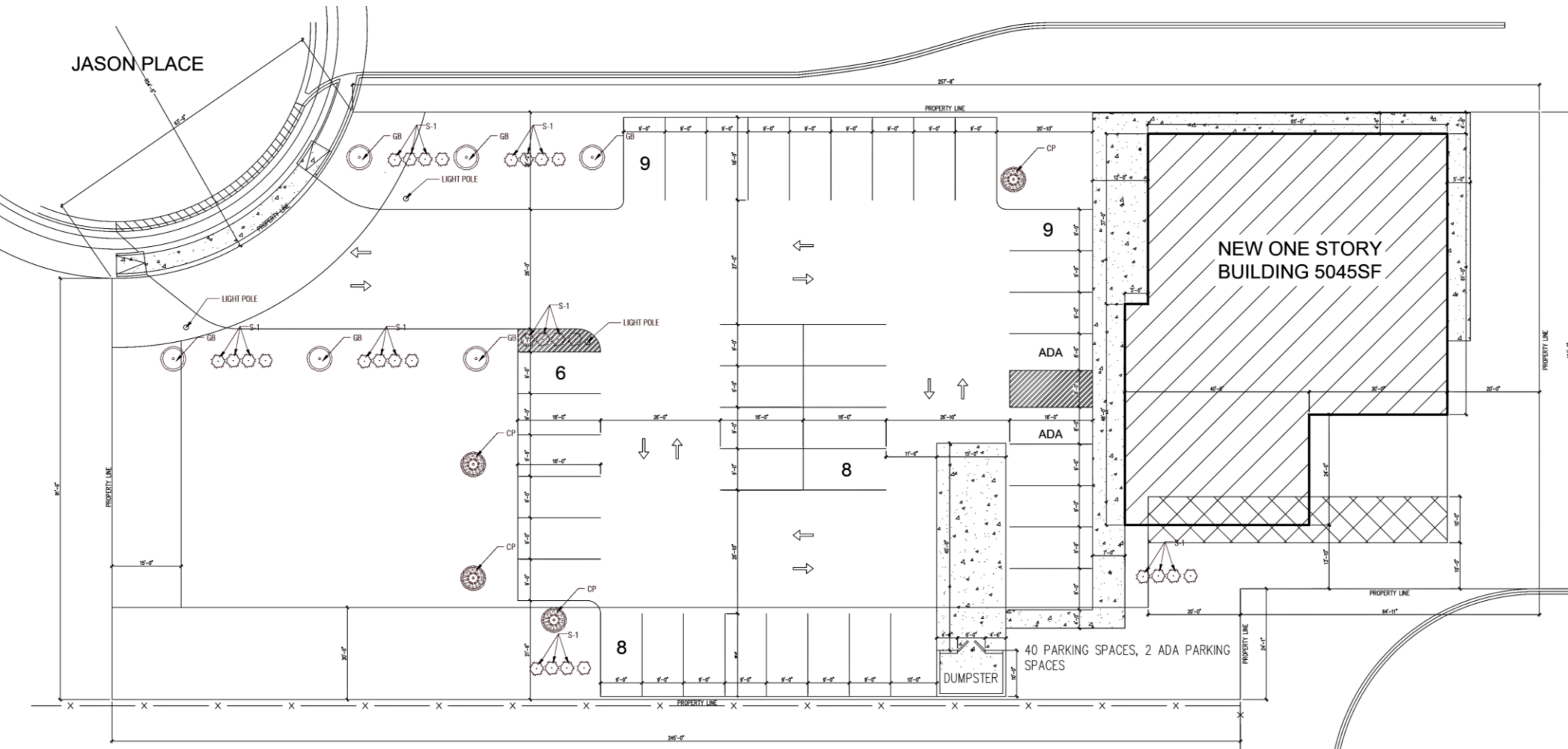
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SITE PLAN



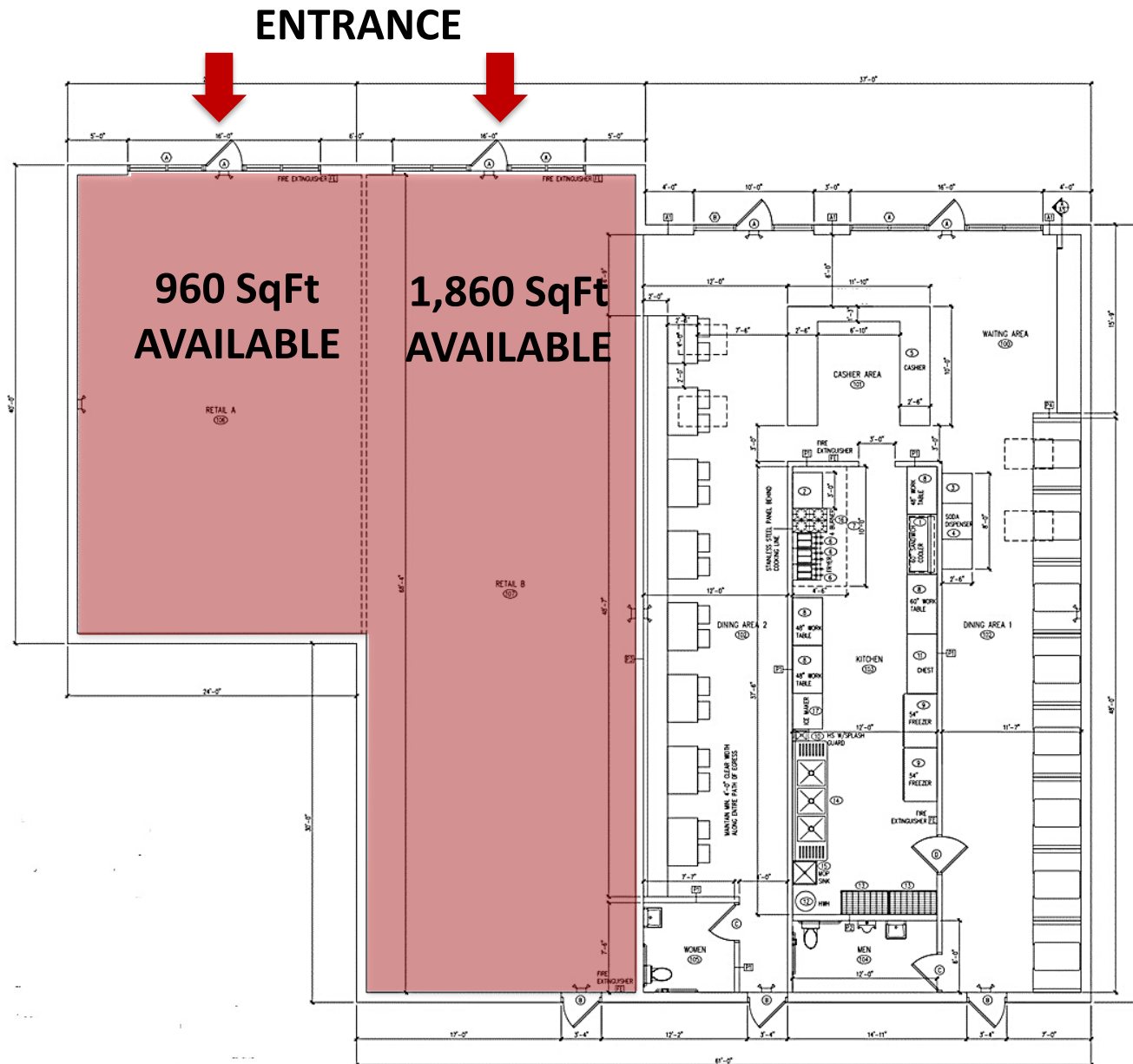
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FLOOR PLAN



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DEMOGRAPHICS



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POPULATION

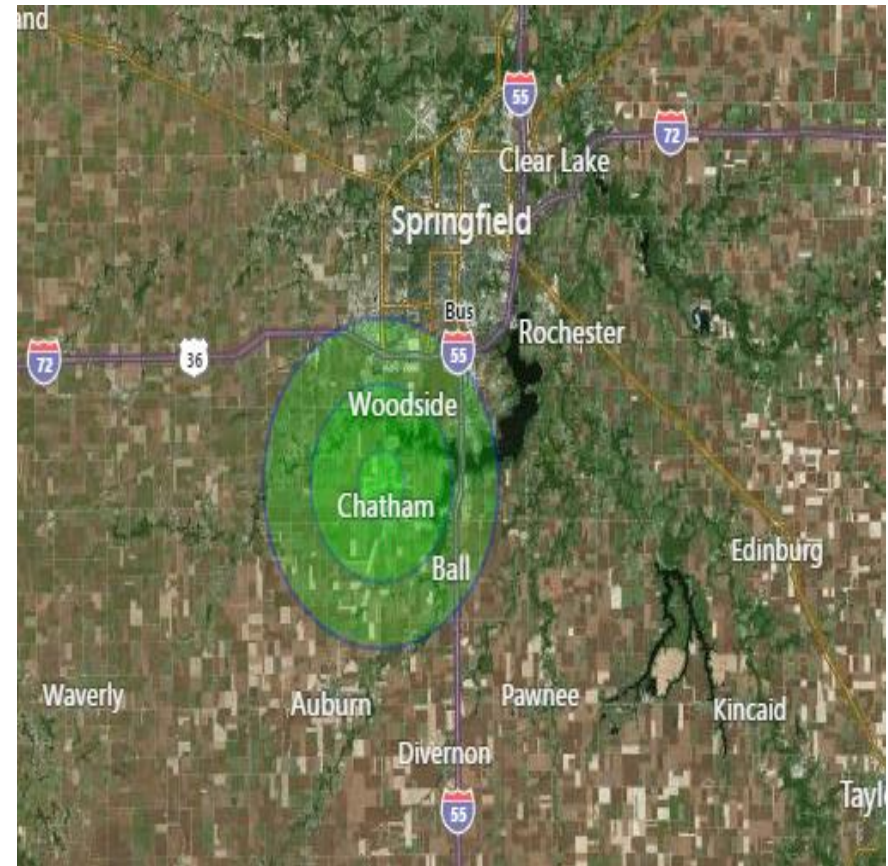
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	7,479	16,800	29,296
2023 Population	7,542	16,970	29,630
2028 Population (Projected)	7,745	17,455	30,346

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	3,010	6,490	12,029
2028 Households (Projected)	3,091	6,676	12,305

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$48,363	\$54,192	\$57,597
2023 Median Household Income	\$104,970	\$122,631	\$114,717
2023 Average Household Income	\$121,168	\$141,693	\$142,046



CONTACT



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PROPERTY HIGHLIGHTS

- New Construction
- County Market Shadow Center
- 17,400 AADT along IL-4/N. Main St
- Landlord would provide Vanilla Shell
- High Income Area
- High Residential & Retail Density