

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1665 Wabash Ave**  
Springfield, IL 62704

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Wabash Square Shopping  
Center **For Lease**

**BLAKE PRYOR**

Senior Advisor

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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 proud to exclusively offer for lease this in-line retail space at Wabash Square in Springfield, IL.

The space is an in-line retail space in the high traffic and highly visible Wabash Square retail center. The space has a flexible layout that can accommodate many uses. The floor plan consists of an open retail area, an open stockroom/back area, and a single ADA-compliant restroom. The site has stable, long-term co-tenancy which includes Osaka Japanese Restaurant, Wing Stop, Gracie Barra Brazilian Jiu Jitsu, Impulse Vape & Glass Shop, and Saigon Nail Salon.

Wabash Square is large retail 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 and services (Goodwill, 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	1665 Wabash Ave, Suite F, Springfield, IL 62704
AVAILABLE SPACE	1,759 SF
LEASE RATE	\$12.00 / SF / NNN
NNN ESTIMATE	\$4.50 / SF / NNN
ZONING	B-1, Retail Business District (Village of Jerome)
YEAR BUILT	2008
PARKING	111 Spaces





# HIGH AERIAL



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CHATHAM RD — 14,900 AADT



WABASH AVE — 21,300 AADT

WABASH AVE - 25,100 AADT

**1665 WABASH AVE**

CHATHAM RD — 14,900 AADT





# LOW AERIAL



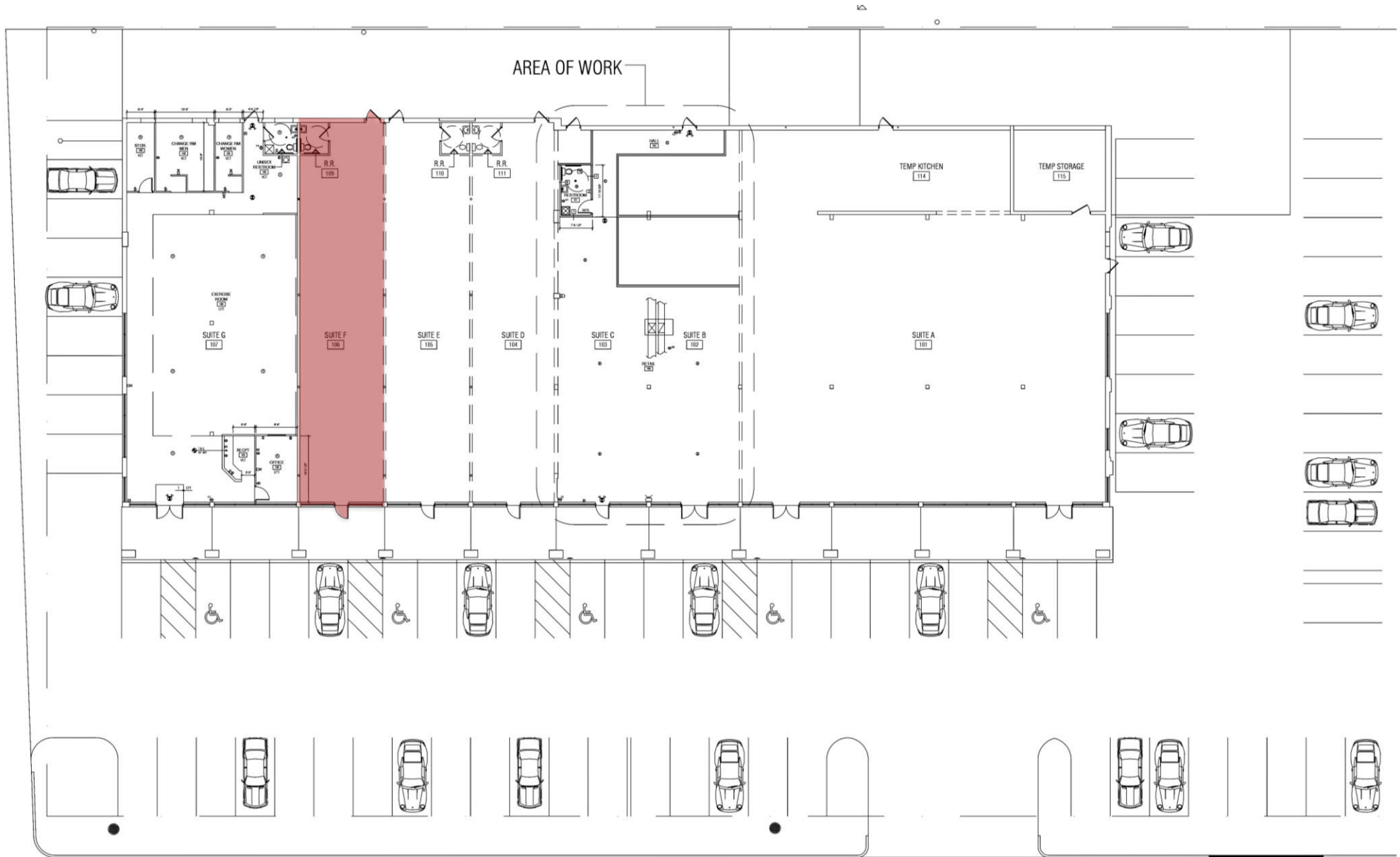
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# SITE PLAN



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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## Open Retail Area



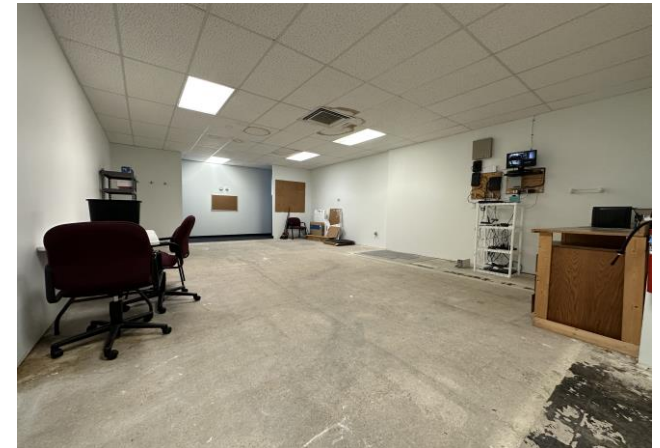


# INTERIOR PHOTOS



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## Open Stock/Back Area





# DEMOGRAPHICS



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## POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	10,994	62,239	112,902
2023 Population	10,931	62,405	113,456
2028 Population (Projected)	10,497	62,114	114,535

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	5,171	29,618	51,183
2028 Households (Projected)	4,965	29,461	51,562

## INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$36,235	\$38,130	\$35,079
2023 Median Household Income	\$59,251	\$63,782	\$62,531
2023 Average Household Income	\$76,602	\$80,340	\$77,760





# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

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## PROPERTY HIGHLIGHTS

- Flexible Layout
- Traffic Count = 25,100 AADT
- Stable Co-Tenancy
- Great Visibility
- Ample Parking
- High Retail & Residential Density