

# OFFERING MEMORANDUM



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

**3101 Constitution Dr,**  
Springfield, IL 62704

Quiet, Professional Office  
Space in Class A Office  
Property **For Lease**

**Blake Pryor**

Advisor

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# OVERVIEW

## PROPERTY OVERVIEW

Quiet, Professional Office Space available for lease in this Class A Office Property. Available space is approximately 4,239 SqFt and has a flexible layout. It is situated between two federal government tenants. Landlord will consider tenant improvements for a qualified and good credit user. The property is well-maintained and professionally managed. There is abundant, on-site parking. Property is located within minutes of both Veterans Pkwy/IL-Rt. 4 and Interstate 72.

Property is located in the Parkway Pointe Development on the West Side of Springfield, IL. It has visibility from Veterans Parkway, the main commercial artery in Springfield. Neighboring attractions include Walmart, Target, Portillo's, Starbucks, McDonald's, Hobby Lobby, SkyZone, and several other retailers, restaurants, hotels, and professional office.

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. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

### PROPERTY INFORMATION

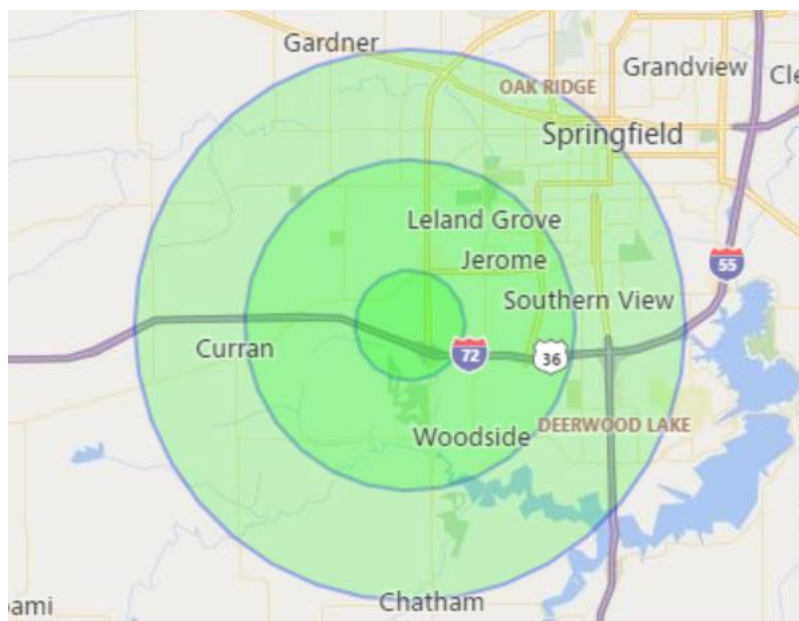
ADDRESS	3101 Constitution Dr, Springfield, IL 62704
LEASE RATE	\$17.50 / SF / Gross
AVAILABLE SPACE	4,239 SF
LOT SIZE (ACRES)	4.86 AC
ZONING	B-1



## AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Veterans Pkwy/IL-Rt. 4 & Interstate 72 within minutes from site.

The immediate trade area is densely populated with large retailers, professional office, and restaurants.



### POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,308	30,988	91,157
2022 Population	2,342	32,390	92,756
2027 Population (Projected)	2,364	33,336	94,660

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	1,030	14,537	41,577
2027 Households (Projected)	1,037	14,920	42,324

### INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$41,242	\$47,605	\$39,171
2022 Median HH Income	\$72,663	\$81,037	\$69,959
2022 Average HH Income	\$93,724	\$106,072	\$87,389



# AERIAL



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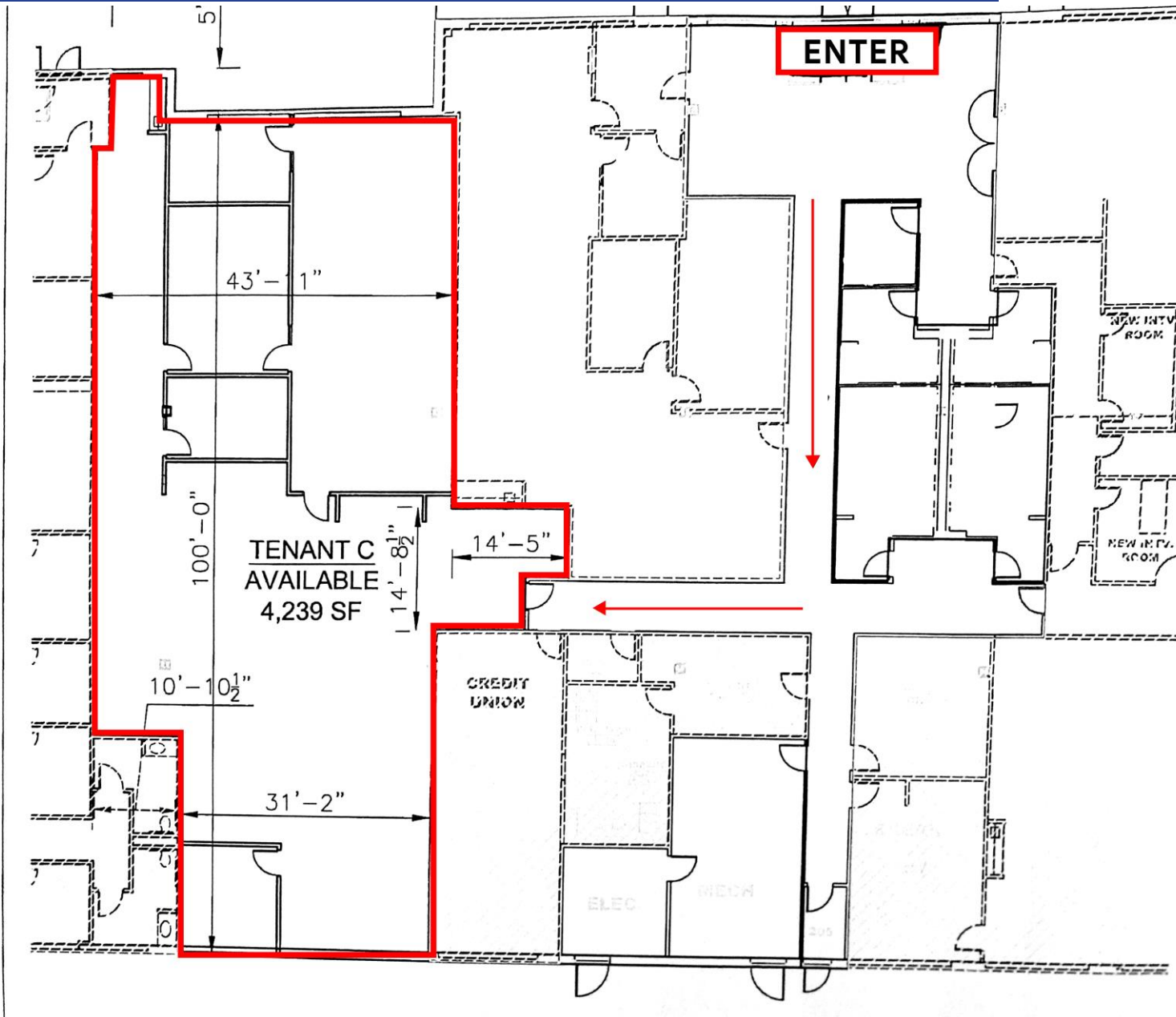




# FLOOR PLAN



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# CONTACT



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### CBCDR MAIN OFFICE

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## PROPERTY HIGHLIGHTS

- Class A Professional Office Space
- Well-Maintained
- Professionally Managed
- Flexible Layout
- Abundant Parking
- TI Allowance Available