

FORMER CVS FOR SUBLEASE



Devonshire Realty



601-621 South Grand Avenue E., Springfield, IL 62703

For Sublease

PREPARED BY:

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EXECUTIVE SUMMARY

THE PROPERTY

601-621 South Grand Ave.

Springfield, IL 62703

PROPERTY SPECIFICATIONS

| | |
|------------------------------|------------------|
| Property Type: | Retail |
| Building Size: | 13,225 SF |
| Number of Stories: | 1 |
| Year Built/Renovated: | 2009 |
| Zoning: | B-1 |
| Lease Price: | \$12.00 / SF NNN |



PROPERTY HIGHLIGHTS

Subject property offers a single-tenant net lease user opportunity. Formerly a CVS store, the layout remains large and open. The space is equipped with a drive-thru. The property, built in 2009, has 80 parking spaces available and holds impressive traffic counts. This property is for sublease. Base term expires 7/31/2034. Minimum 5-year lease.

LOCATION HIGHLIGHTS

Subject property is located on the northeast corner of South Grand Avenue and S. 6th Street in Springfield, Illinois. Minutes from downtown, the property is situated in the thriving Springfield medical district. Ingress/Egress points are located in all four directions, making this property easily accessible.

Traffic Counts:

South Grand Avenue – 15,000 VPD

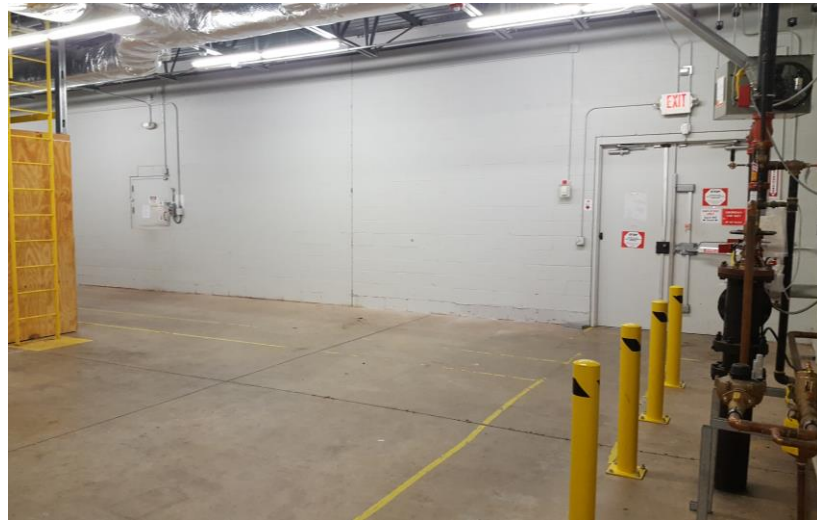
South 6th Street – 14,000 VPD

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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MAPS & AERIALS



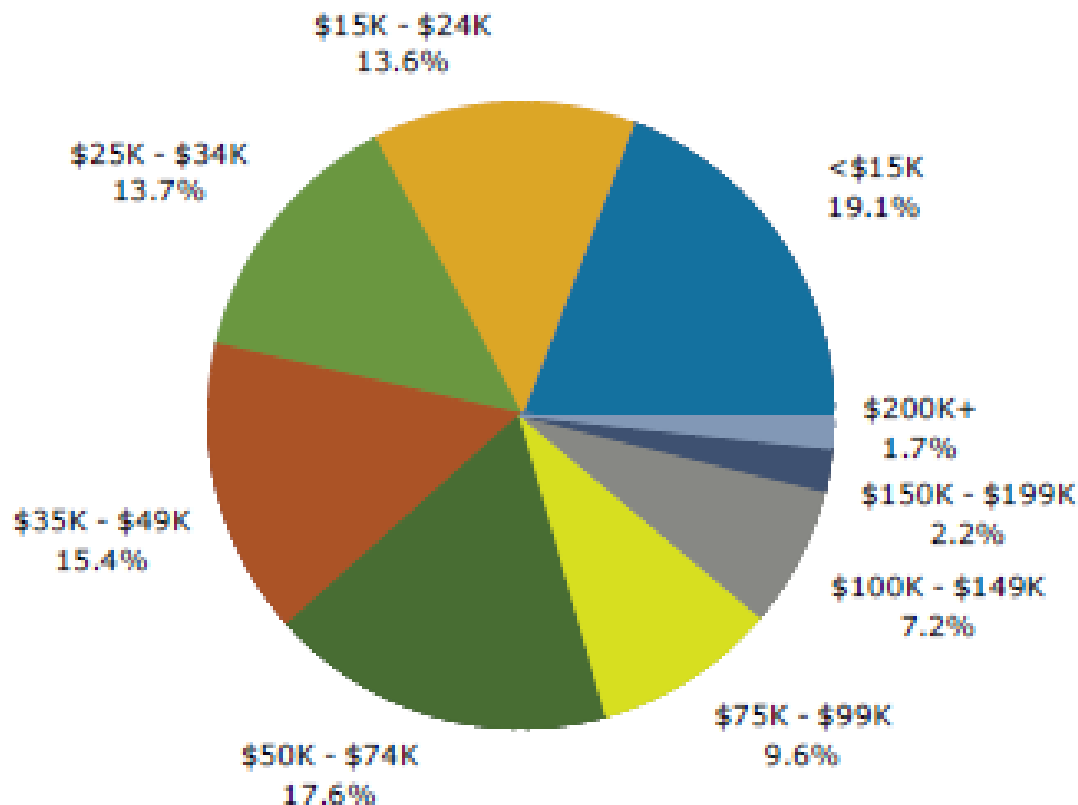
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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population | 14,113 | 83,793 | 124,049 |
| Avg. HH Size | 2.23 | 2.17 | 2.21 |
| Families | 2,949 | 19,159 | 29,741 |
| Median Age | 34.1 | 37 | 39.2 |
| Avg. HH Income | \$44,943 | \$52,288 | \$62,715 |
| Per Capita Income | \$20,214 | \$24,022 | \$28,323 |

2016 Household Income



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CONTACT INFORMATION

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