

# SANGAMON CENTER NORTH

**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

1861 E. Sangamon  
Ave, Springfield, IL 62702

AVAILABLE

Unit 125: 1,354 SF

Unit 120: 4,500 SF

Unit 210: 2,722 SF

Blake Pryor

Brokerage

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# OVERVIEW

## PROPERTY OVERVIEW

The subject property was originally constructed in 1972 with additions and renovations to the center in 1987, 1994, & 1996. The property sits on 12.82 acres of ground and has a total of 142,419 SF, with 139,907 leasable SF. It is anchored by Schnucks grocery store. The subject is highly visible, easily accessible with several curb cuts, and heavily traveled at 16,700 AADT.

Currently there are 3 units available for lease. There is a 1,354 SF space (Unit 125) and a 4,500 SF space (Unit 120) space located in the main shopping center. Unit 125 features an open layout, 1 restroom and 1 office. Unit 120 is a full buildout for financial services. It includes a lobby, waiting area, 3 open workstations, 2 private offices, 1 conference room, 4 teller stations (with access to a server room, self-serve deposit boxes, and a cash room), a break room, storage, 2 restrooms, and a janitor closet. There is a 2,722 SF space (Unit 210) space located in the freestanding strip addition to the center. Unit 210 features a large open layout, with 1 restroom and storage area. Up to 4,122 SF can be assembled in this freestanding strip, that includes an adjacent 1,400 SF unit. Cell tower site available as well.

Center co-tenants include Schnucks, CVS, Pizza Hut, USPS, Pet Supplies Plus, and Subway among many others.

## PROPERTY INFORMATION

MAIN ADDRESS	1861 E. Sangamon Ave., Springfield, IL 62702
LEASE PRICE	\$14.00 / SF
TAX PIN	14-14.0-355-023
LOT SIZE (ACRES)	12.82 AC
BUILDING SIZE	142,419 SF
ZONING	B-1; S-2
NNN ESTIMATE	\$3.54 / SF
AVAILABLE SPACE	1,354 – 4,122 SF





# DEMOGRAPHICS

## POPULATION

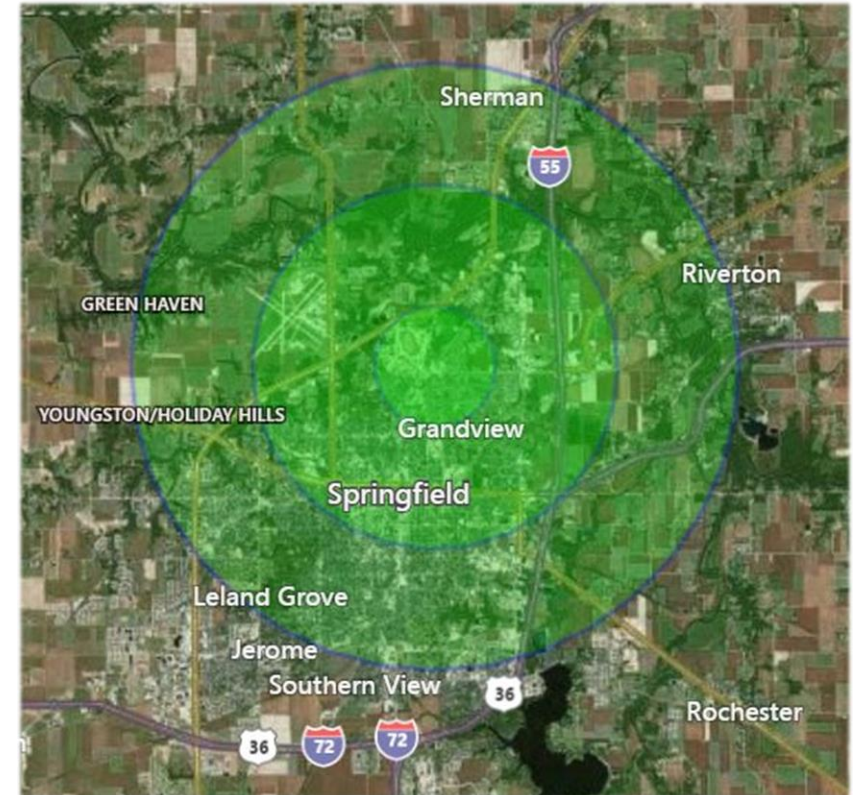
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	8,476	42,468	96,703
2019 Population	8,419	42,200	96,876
2024 Population (Projected)	8,321	41,837	96,782

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2019 Households	3,613	18,096	42,487
2024 Households (Projected)	3,593	18,088	42,726

## INCOME

	1-MILES	3-MILES	5-MILES
2019 Median HH Income	\$48,874	\$34,625	\$42,059
2019 Per Capita Income	\$25,764	\$20,938	\$26,972



## AREA OVERVIEW

Subject property is located in north Springfield and just east of the Illinois State Fairgrounds. The property has access to Interstate 55/72 within five minutes from site. The site has high density due to its proximity to many other commercial activity as well large number of households.

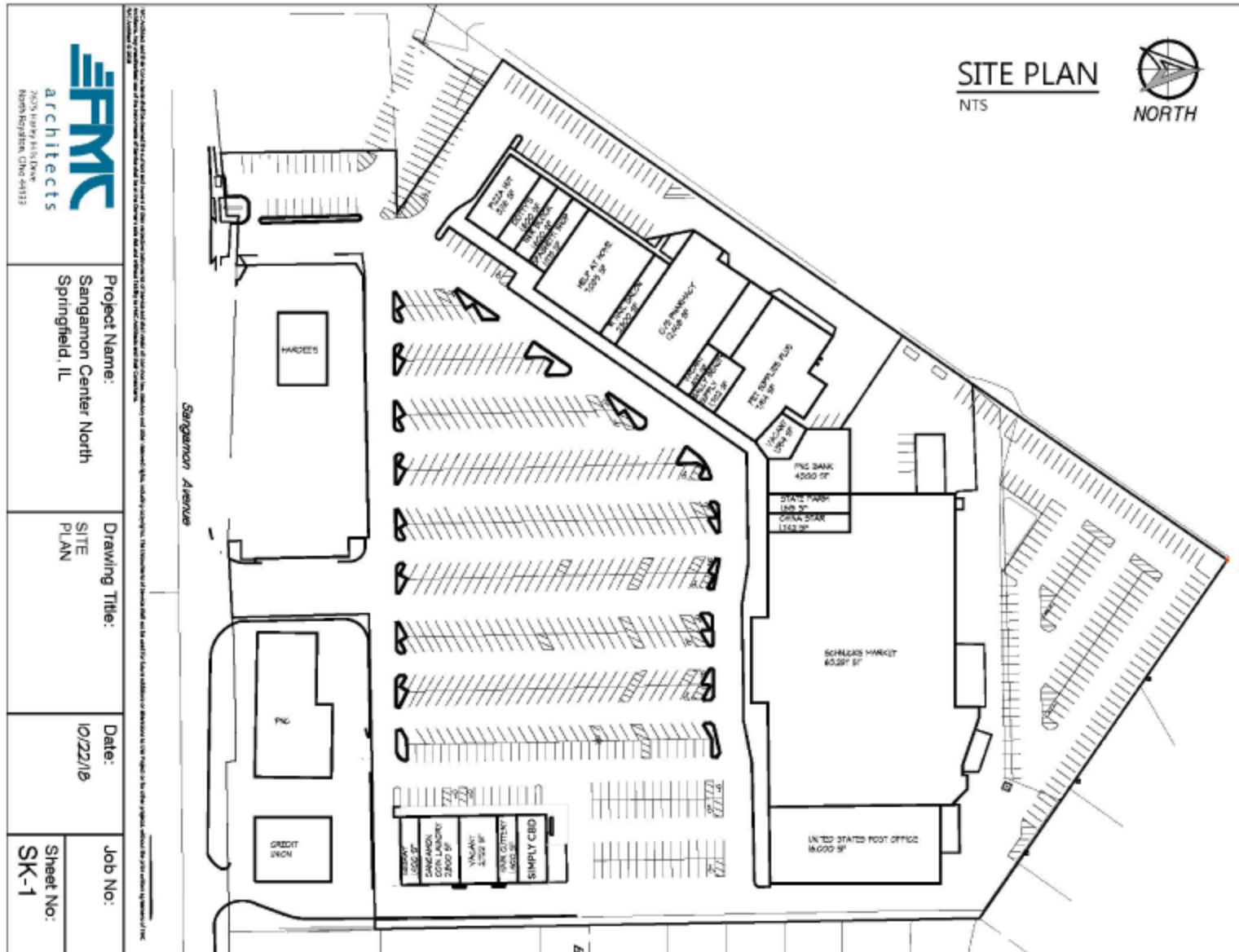


# AERIAL





# SITE PLAN





# FLOOR PLAN – UNIT 125

## Electrical Information:

**Breaker Panel 1:**  
Service Type: 120/208  
Panel Type: Class CTL Panelboard  
Panel Number: FB367924  
Manufacturer: Not Listed  
Amps: Not Listed  
Location: Main Space

## Exterior Disconnect Information:

Amps: N/A  
Panel Type: N/A  
Panel Number: N/A  
Manufacturer: N/A  
Location: N/A  
Note: No Exterior Disconnect Present

## Ceiling Information

Height from Floor to Ceiling:  
Front: 9' 7" Back: 9' 7"  
Floor to Bottom of Deck:  
Front: Insulation Back: Insulation  
Floor to Bottom of Joist:  
Front: 13' Back: 13' 9"

## Fire Information:

Riser Location: No Riser in Unit  
Sprinkler Heads Present: Yes  
Number of Sprinkler Heads: 9  
Fire Alarm Control Panel Present: No  
Brand: N/A  
Model: N/A

## Water Heater Information:

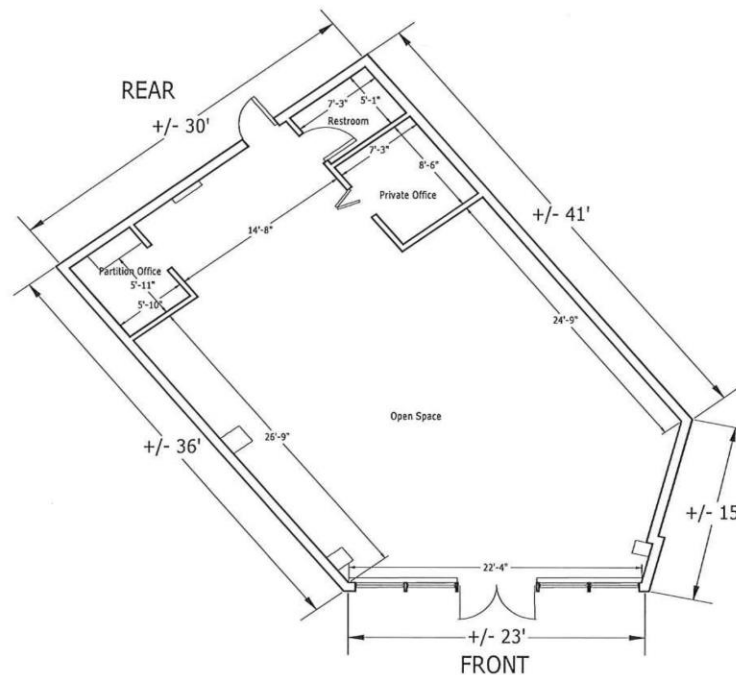
Gallons: 6  
Water Line (in): 5/8"  
Manufacturer: US/Craftmaster  
Model: E1F6U8015V, Serial # 0202113873  
Location: Unisex Restroom

## Backflow Information:

Number: 0  
Size: N/A  
Location: N/A  
Note: No Backflows Present

## HVAC Information:

**Unit 1:**  
Manufacturer: UNREADABLE  
Model: UNREADABLE  
Serial: UNREADABLE  
Tonnage: N/A  
Year: N/A  
Note: Label Faded



① MAIN FLOOR

## Sangamon Center North

Unit # 125  
1155A Sangamon Ave.  
Springfield, IL 62762



CARNEGIE COMPANIES INC.  
1110 Oakwood Rd.  
Suite A  
Springfield, IL 62762

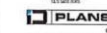
Unit # 125  
+/- 1,330 SF  
Springfield, IL 62762

Width  
+/- 23'  
Depth  
+/- 36'



Plot produced by:  
ID Plans

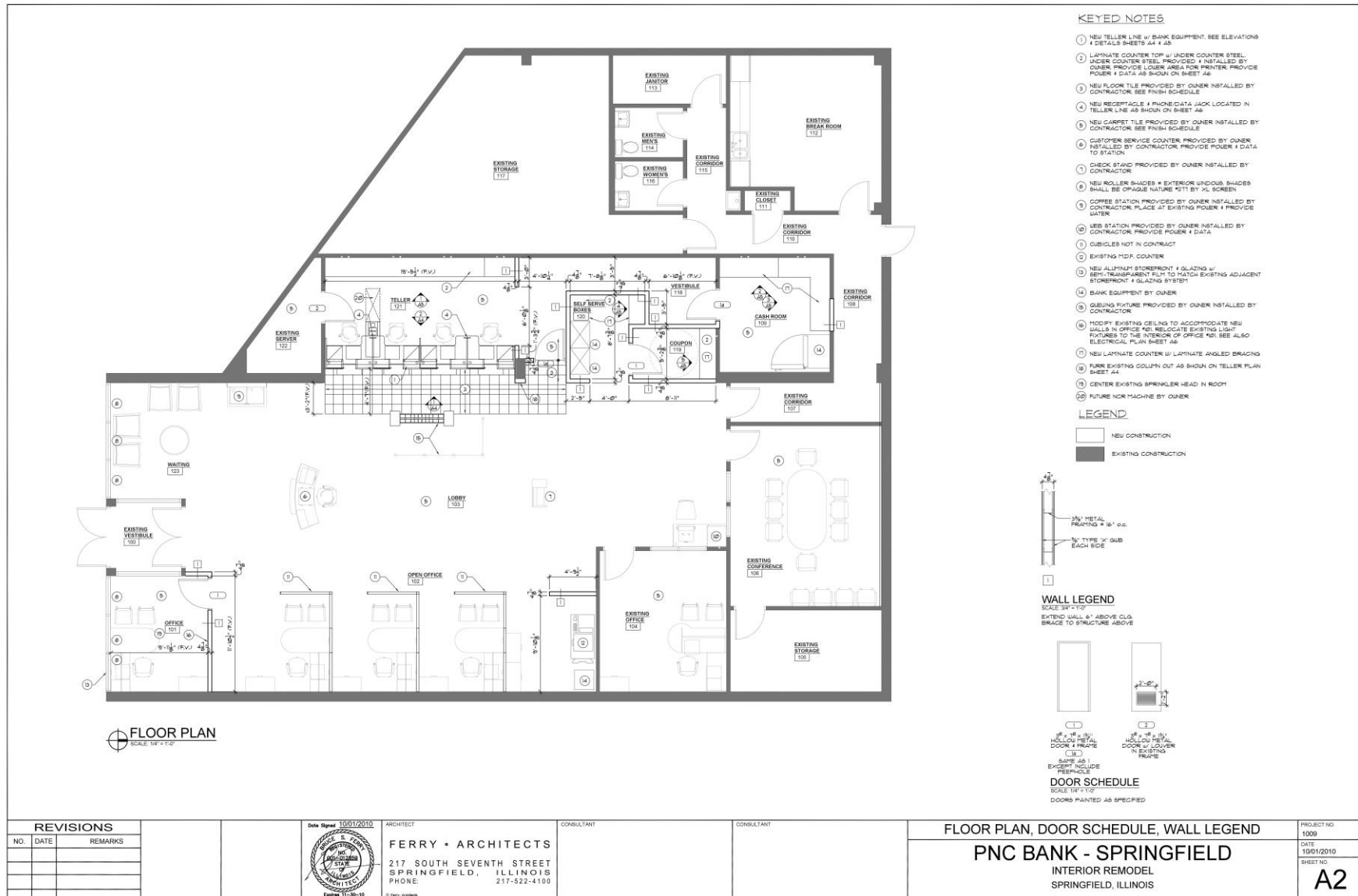
4111 Tenthredine Drive (21)  
Springfield, IL 62762  
Phone: 314.777.7777  
Fax: 314.777.7777



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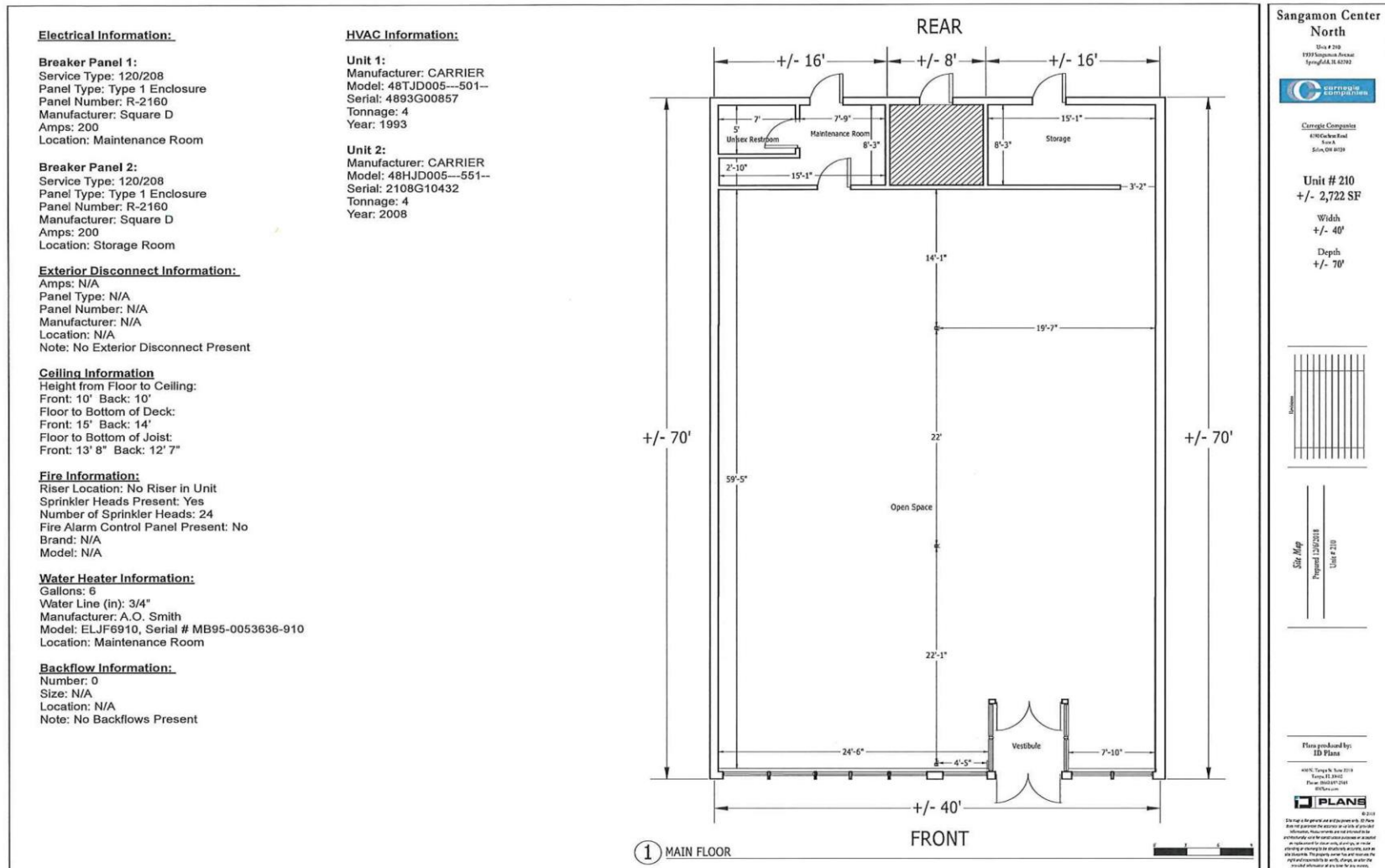


# FLOOR PLAN – UNIT 120





# FLOOR PLAN – UNIT 210





# EXTERIOR





# CONTACT



**Blake Pryor**

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## CBCDR Office

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Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- Professionally Managed & Well-Maintained
- Plenty of Parking
- High Visibility
- Surrounded by Schnucks, USPS, CVS, Pizza Hut, and More
- Cell Tower Site Available