

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

C: 217.725.9518

O: 217.547.6650

bpryor@cbcdr.com



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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 – 4,500 SF



DEMOGRAPHICS

POPULATION

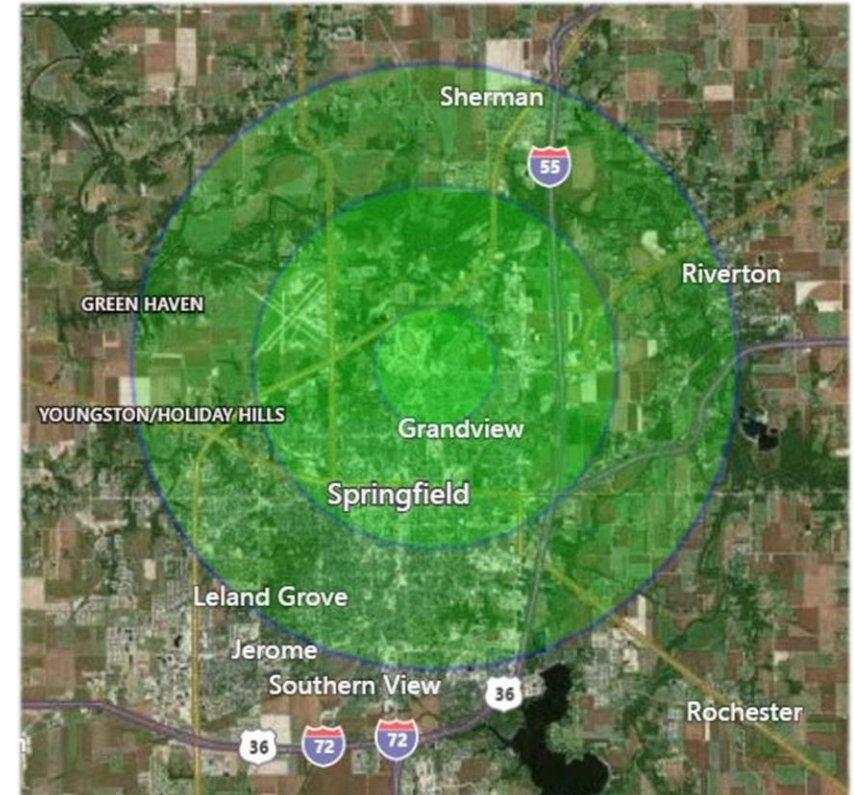
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	8,476	42,468	96,703
2020 Population	8,239	41,263	94,864
2025 Population (Projected)	8,130	40,720	94,375

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	3,538	17,658	41,559
2025 Households (Projected)	3,510	17,553	41,590

INCOME

	1-MILES	3-MILES	5-MILES
2020 Median HH Income	\$56,078	\$40,366	\$49,639
2020 Per Capita Income	\$28,967	\$23,689	\$30,752



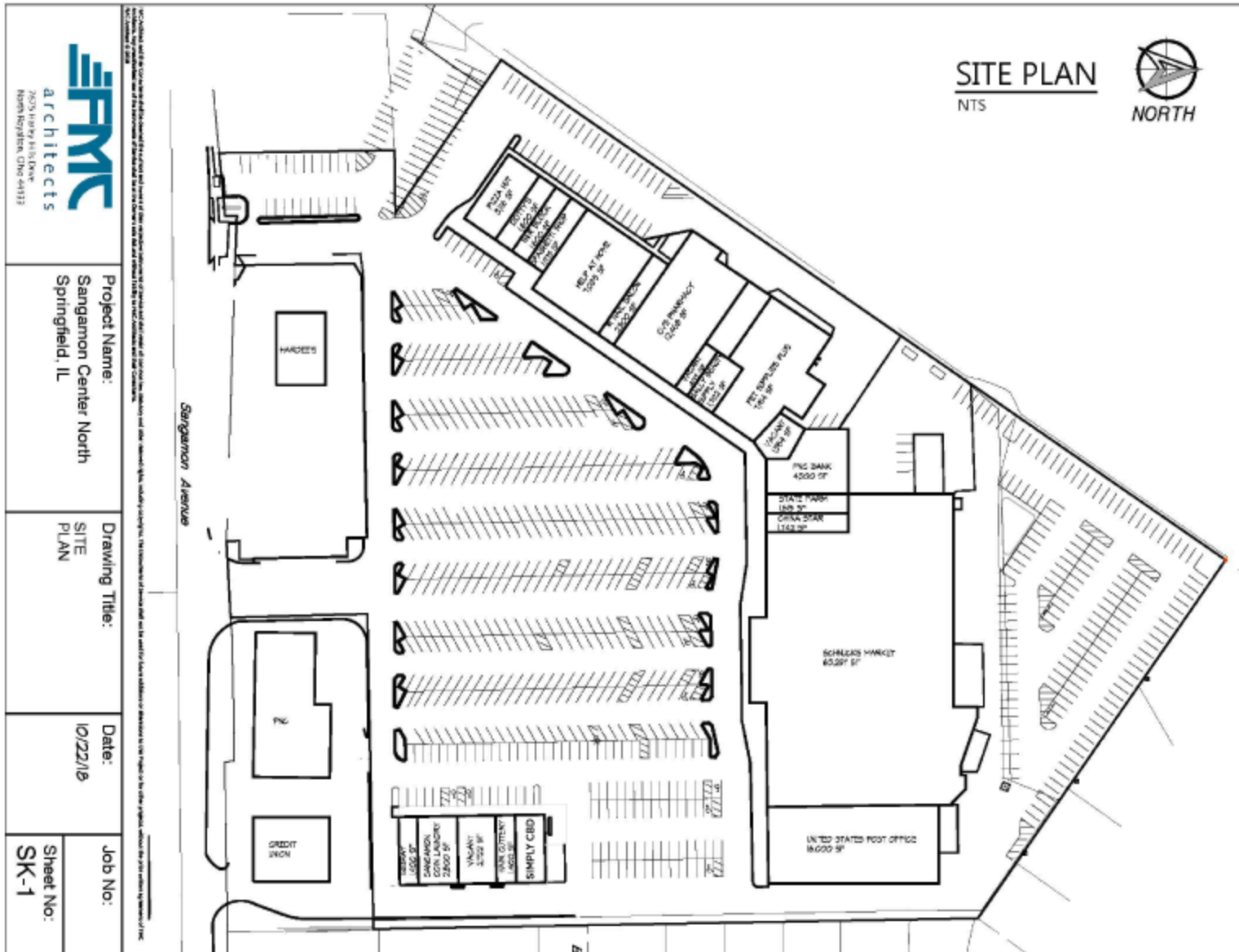
AREA OVERVIEW

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

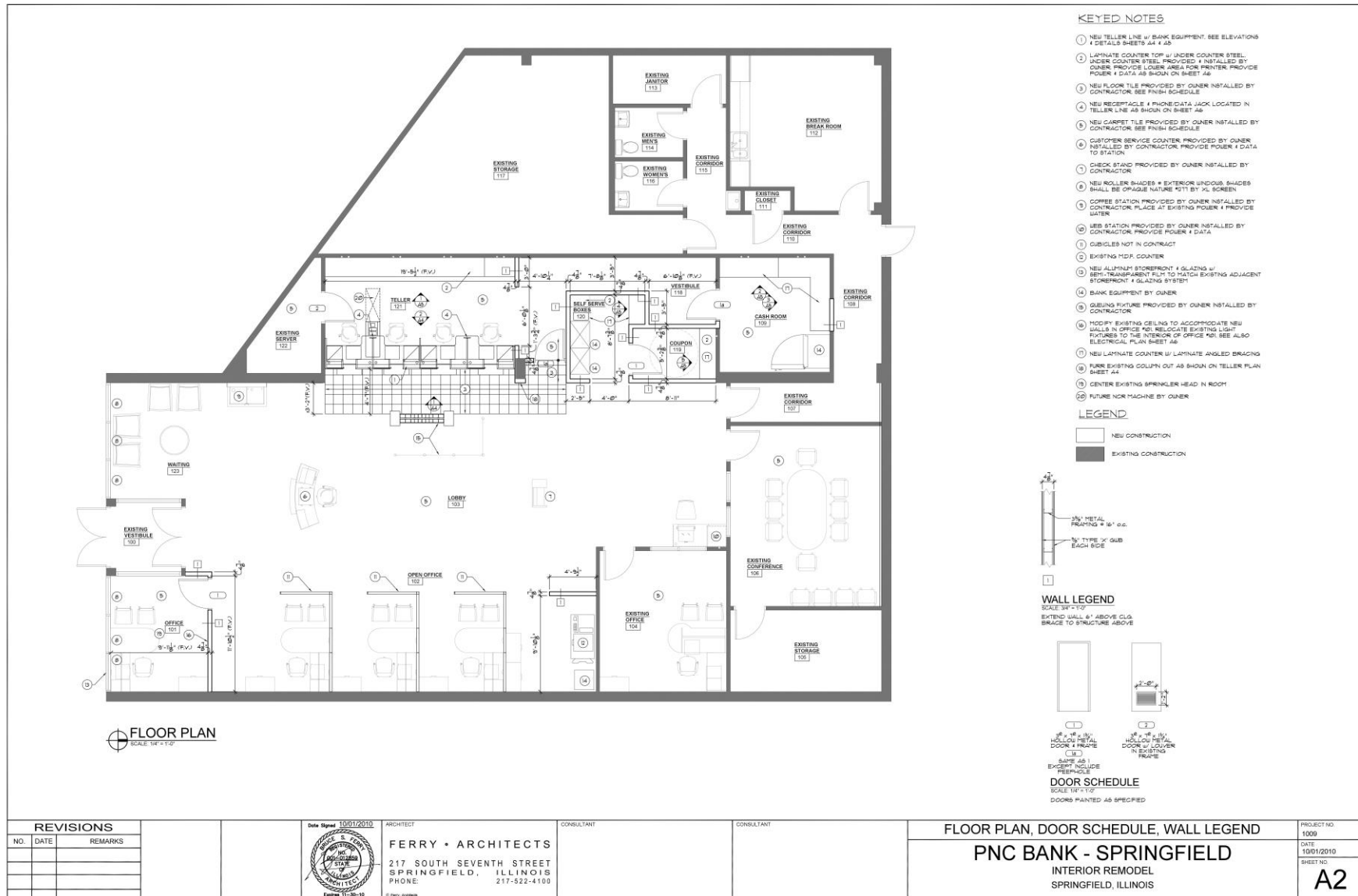


SITE PLAN

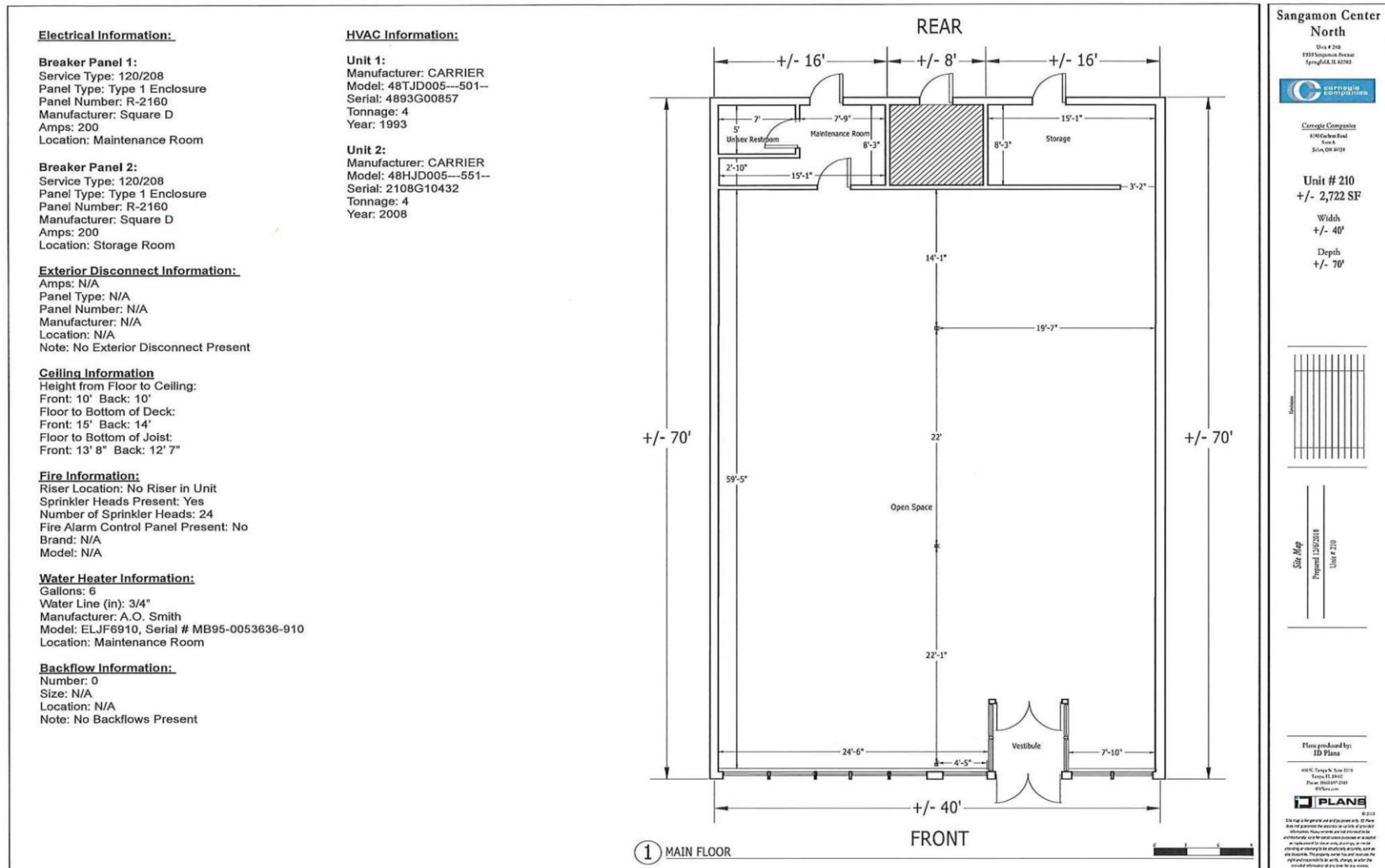


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FLOOR PLAN – UNIT 120



FLOOR PLAN – UNIT 210



EXTERIOR



CONTACT



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CBCDR Office

201 W. Springfield Ave., 11th Floor
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