

SANGAMON CENTER NORTH



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

1861 E. Sangamon Ave,
Springfield, IL 62702

AVAILABLE

1869: 1,975 SF

1871-1875: 7,085 SF

1897: 4,500 SF

Cell Tower Site

ATM Site

Blake Pryor

Advisor

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



USE AGREEMENT



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OVERVIEW



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Sangamon Center North is a Schnucks-anchored neighborhood shopping center serving Springfield, IL the past 40+ years. The site has high visibility with main road frontage, easily accessible with several curb cuts, and heavily traveled at 16,900 AADT. The site is minutes away from the Illinois State Fairgrounds, Interstate 55, and Interstate 72. The Landlord prides itself on timely responses, productive tenant relations, professional management, and frequent maintenance and upkeep. There is plenty of on-site parking.

Currently, there are 3 units available for lease. There is a 1,975 SF former restaurant space with a dining area, counter space, small kitchen area, a small storage area, 2 customer restrooms, and 1 employee restroom. Further, there is a 7,085 SF former health care office space with a mostly open floor plans and several private offices. The Landlord could assemble the two spaces to create a 9,060 SF box to accommodate a larger footprint, or subdivide it into 3 leasable bays. Finally, there is a former financial services office with a large open work area, 2 private offices, 1 conference room, a break room, storage, and 2 restrooms. The Landlord demoed the interior to provide a shell for the next tenant's buildout. The Landlord would accommodate a cell tower site, an ATM site, or some other small ground lease or build-to-suit opportunity.

The Center co-tenants include 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	1869: \$14 / SF / NNN 1871-1875: \$12 / SF / NNN 1897: \$10 / SF / NNN
AVAILABLE SPACE	1,975 – 7,085 SF
NNN ESTIMATE	\$3.64 / SF
ZONING	B-1; S-2



DEMOGRAPHICS

POPULATION

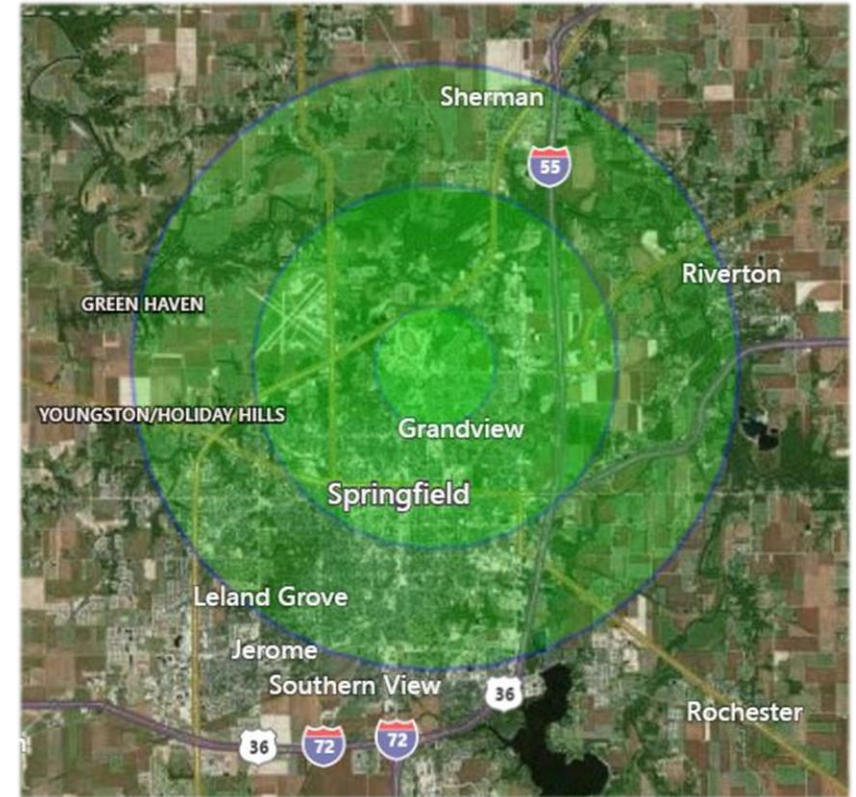
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	8,748	43,659	97,742
2022 Population	8,344	41,458	94,014
2027 Population (Projected)	8,215	41,096	93,571

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	3,582	17,778	41,083
2022 Households (Projected)	3,526	17,628	40,868

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$27,005	\$22,237	\$29,050
2022 Median Household Income	\$59,434	\$43,471	\$54,250
2022 Average Household Income	\$62,904	\$51,856	\$66,479



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



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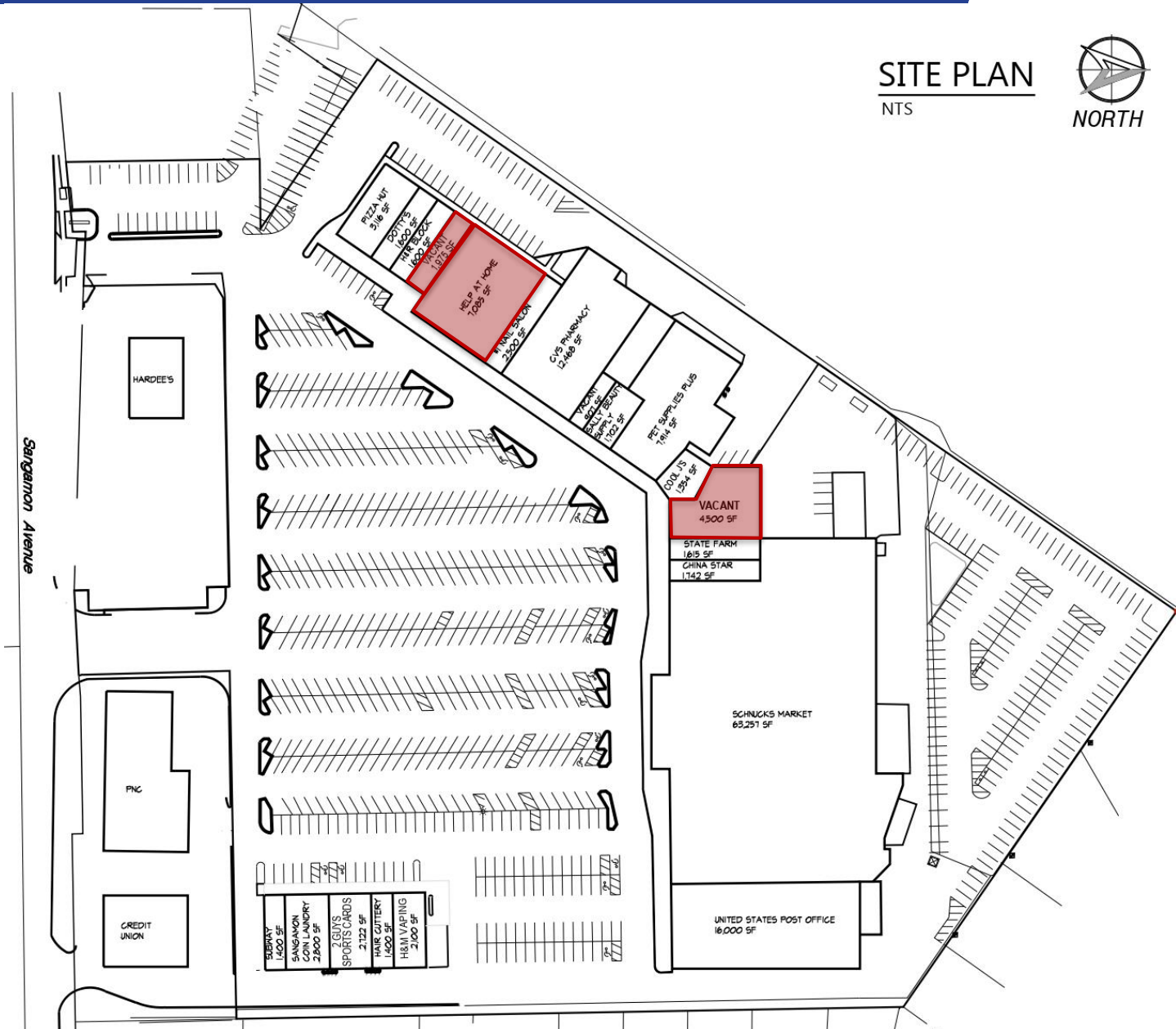


SITE PLAN



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SITE PLAN
NTS



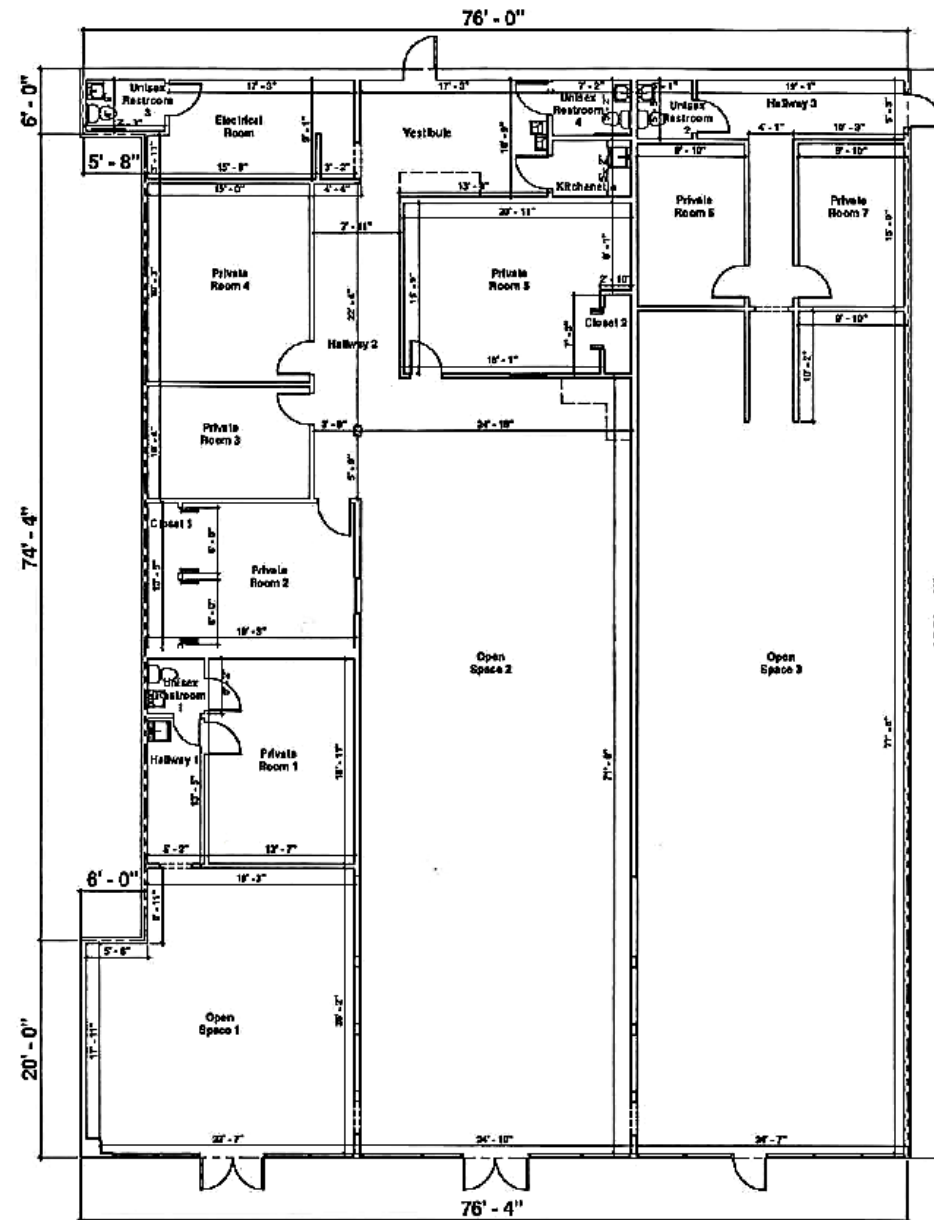
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FLOOR PLAN – 7,085 SF



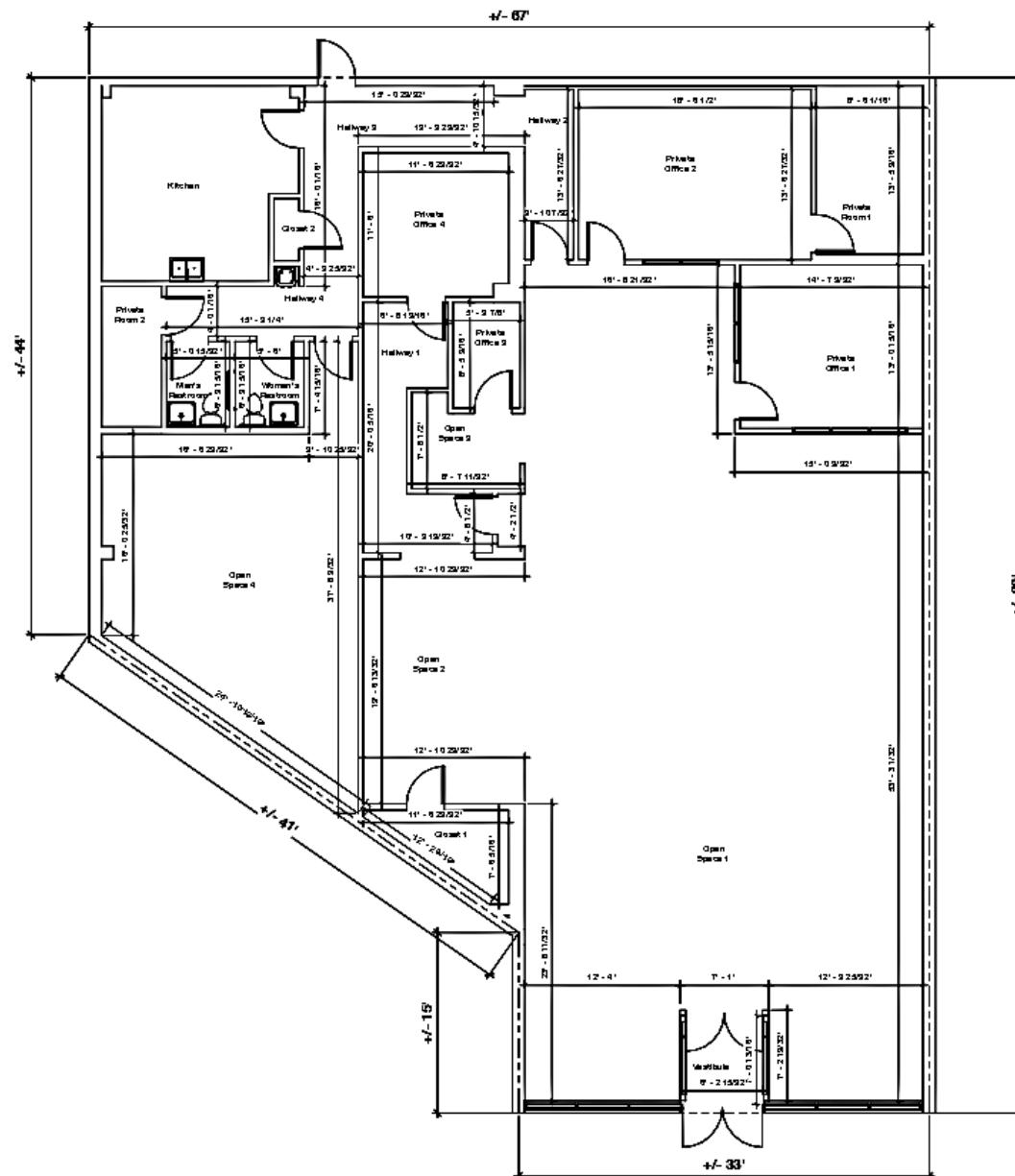
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FLOOR PLAN – 4,500 SF



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CONTACT



Blake Pryor

Advisor

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C: 217.725.9518

bpryor@cbcdr.com

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, ATM Site, Ground Lease/Build-to-Suit Available