

# OFFERING MEMORANDUM

**1750 W.  
Washington St,**  
Springfield, IL 62702

**Vacant Skilled Nursing  
Facility  
Property For Sale**

**Blake Pryor**

Brokerage

C: 217.725.9518

O: 217.547.6650

[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)



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# OVERVIEW

## PROPERTY OVERVIEW

Subject Property is a former skilled nursing facility. The building is approx. 26,346 SF and 2+ acres. The building currently features 50 rooms +/- with restrooms showers, a main dining/activity area in the center, several private offices, break room, kitchen, laundry facility, and storage. 2 storage sheds are located in the back of the property. There are currently 30 marked parking spaces +/- in the front and back of the property. This would be a great redevelopment or reuse opportunity. Priced to sell

Subject Property is located on West Washington in the center-west side of Springfield. It good mix of residential and commercial. It is situated between Fairhills Mall Shopping Center and Hickory Glen Senior Living. The former is County Market-anchored, and the latter is a high-rise senior living apartment complex. Other nearby properties and attractions include Starbucks, Dunkin', Grant Middle School, Sacred Heart-Griffin High School, and Pasfield Golf Course among others.

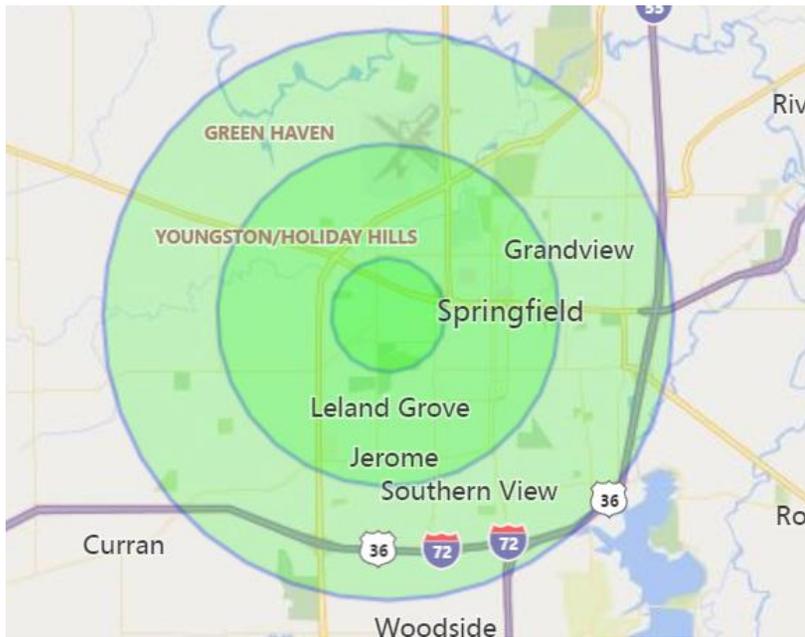
### PROPERTY INFORMATION

|               |  |
|---------------|--|
| ADDRESS       | 1750 W. Washington St, Springfield, IL 62702         |
| ASK PRICE     | \$95,000   |
| TAX PIN       | 14-32.0-126-005, 14-32.0-126-006,<br>14-32.0-126-007 |
| LOT SIZE      | 2 AC   |
| BUILDING SIZE | 26,346 SF  |
| ZONING        | R-5b   |



## AREA OVERVIEW

Subject property is located in **Springfield, IL**. The immediate trade area is densely populated with several commercial and residential, making this a great location.



### POPULATION

|                                    | 1-MILE | 3-MILES | 5-MILES |
|------------------------------------|--------|---------|---------|
| <b>2010 Population (Census)</b>    | 11,269 | 73,089  | 118,617 |
| <b>2019 Population</b>             | 11,290 | 73,336  | 119,605 |
| <b>2024 Population (Projected)</b> | 11,273 | 73,366  | 120,055 |

### HOUSEHOLDS

|                                    | 1-MILE | 3-MILES | 5-MILES |
|------------------------------------|--------|---------|---------|
| <b>2019 Households</b>             | 5,598  | 33,495  | 53,217  |
| <b>2024 Households (Projected)</b> | 5,612  | 33,733  | 53,818  |

### INCOME

|                               | 1-MILE   | 3-MILES  | 5-MILES  |
|-------------------------------|----------|----------|----------|
| <b>2019 Per Capita Income</b> | \$33,122 | \$32,559 | \$30,833 |
| <b>2019 Median HH Income</b>  | \$46,161 | \$45,102 | \$45,924 |

## SPRINGFIELD, ILLINOIS

Springfield, Illinois is 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. The city is notable for being the state capital of Illinois, the county seat of Sangamon County, and the 6<sup>th</sup> most populous city in Illinois. It is also the hometown of President Abraham Lincoln, whose life and activities have driven tourism for many years. The Abraham Lincoln Presidential Library and Museum Complex, among many other sites, has added to the annual traffic related to tourism. Springfield is also home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

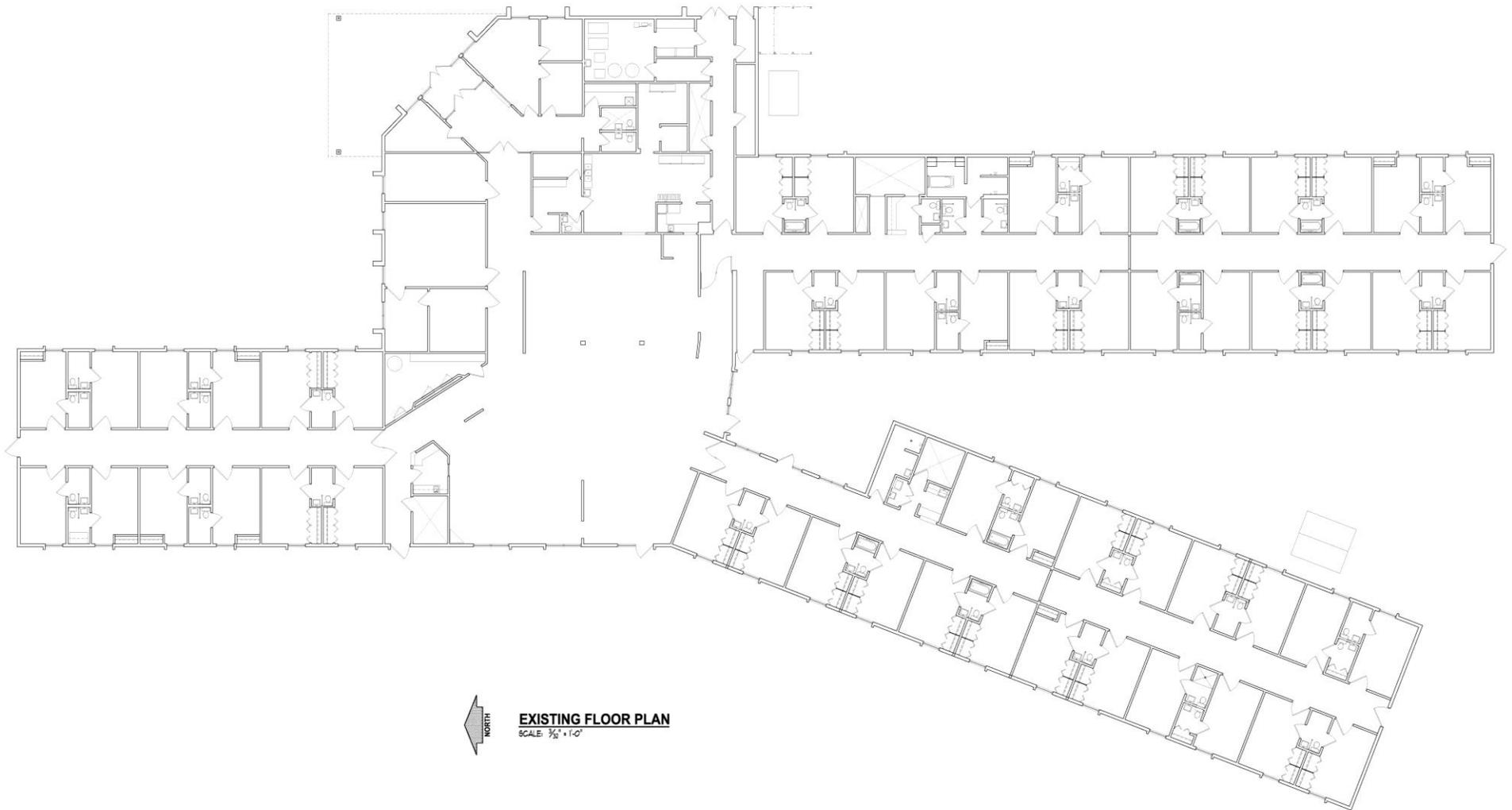
### Economy

The city of Springfield is driven primarily by State Government, a large medical community that includes two hospitals, the Southern Illinois School of Medicine and a concentration of large clinics, heart specialists and the Simmons Cooper Cancer Institute. In addition, there are many state associations, legal offices and other professional services based on the above sources of economic activity. Horace Mann Educators, Levi, Ray & Shoup (LRS) Inc, and Bunn-O-Matic Corp are also headquartered in Springfield.

# AERIAL



# FLOOR PLAN



# PROPERTY PICTURES



# CONTACT



## BLAKE PRYOR

Brokerage

C: 217.725.9518

O: 217.547.6650

[bpryor@cbsdr.com](mailto:bpryor@cbsdr.com)

### CBCDR MAIN OFFICE

201 W. Springfield Ave., 11<sup>th</sup> Floor  
Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- Vibrant Surrounding Area
- Large Property
- Redevelopment or Reuse Opportunity
- Priced to Sell