

# OFFERING MEMORANDUM

900-908 Community  
Dr, Springfield, IL 62703

Beautiful Professional Office  
Building with Great Visibility  
and Easy Access For Sale

Blake Pryor

Brokerage

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# OVERVIEW

Subject Property is a freestanding professional office building built in 2000 for the Illinois Press Association. The layout features a large lobby/reception area, a large conference/seminar room, a board room, an executive office with an attached administrative assistant office, 9 private offices, and an open work area. There is also a break room, 2 common restrooms, a restroom between the executive office and board room, and plenty of additional rooms for offices and/or storage. The roof was replaced in 2017, and some mechanicals have been updated. There are 52 marked parking spaces. The building and grounds are well-maintained. Priced well below fair market value (\$1,034,010). Please bring offers!

Subject Property is located in a business park along Interstate 55. It has traffic counts of 52,200 AADT, and is part of the historic US Route 66 from Chicago to St. Louis. The University of Illinois at Springfield is located east of this site. Nearby sites include Community Bankers Association, CCB Credit Services, Universal Guaranty Life Insurance, Illinois Propane Gas Association, Boy Scouts of America, and HDR Engineering. There is also a small industrial park to the northeast, shopping/retail to the south, and neighborhoods surrounding Lake Springfield to the southeast.

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.

## PROPERTY INFORMATION

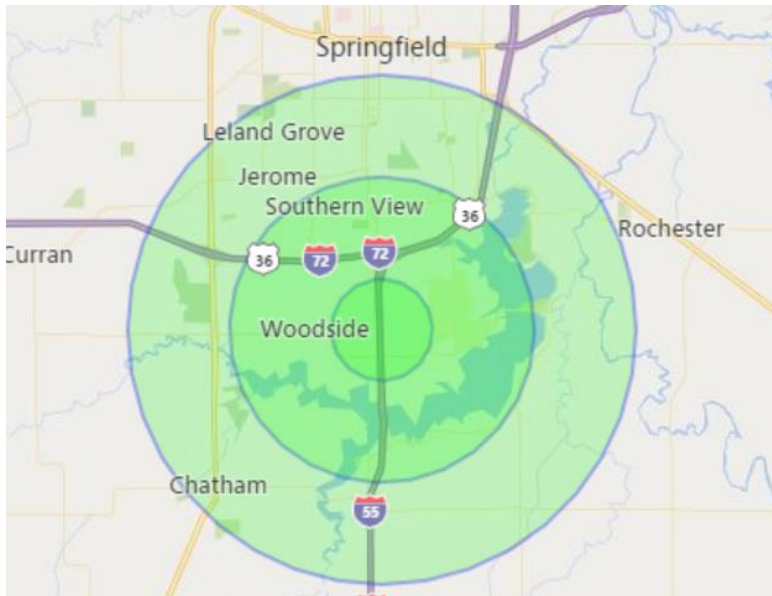
|               |   |
|---------------|---|
| ADDRESS       | 900-908 Community Dr, Springfield, IL 62703 |
| ASK PRICE     | \$899,000                                   |
| BUILDING SIZE | 11,256 SF                                   |
| LOT SIZE      | 1.56 AC                                     |
| TAX PIN       | 22-27.0-177-009 & 22-27.0-177-010           |
| ZONING        | PUD   |



## AREA OVERVIEW

Subject property is located in **Springfield, IL**. It has visibility from and access to Interstate 55.

Subject is located in a business park west of the University of Illinois at Springfield, and Lincoln Land Community College, east of Interstate 55, south of Industrial Park, and north of Toronto Rd.



### POPULATION

|                             | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2010 Population (Census)    | 2,880   | 17,140  | 76,299  |
| 2021 Population             | 2,806   | 16,843  | 76,338  |
| 2026 Population (Projected) | 2,753   | 16,698  | 76,971  |

### HOUSEHOLDS

|                             | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2021 Households             | 1,399   | 6,951   | 32,074  |
| 2026 Households (Projected) | 1,391   | 6,972   | 32,543  |

### INCOME

|                        | 1-MILES  | 3-MILES  | 5-MILES  |
|------------------------|----------|----------|----------|
| 2021 Per Capita Income | \$42,868 | \$37,906 | \$39,148 |
| 2021 Median HH Income  | \$73,616 | \$69,615 | \$68,336 |

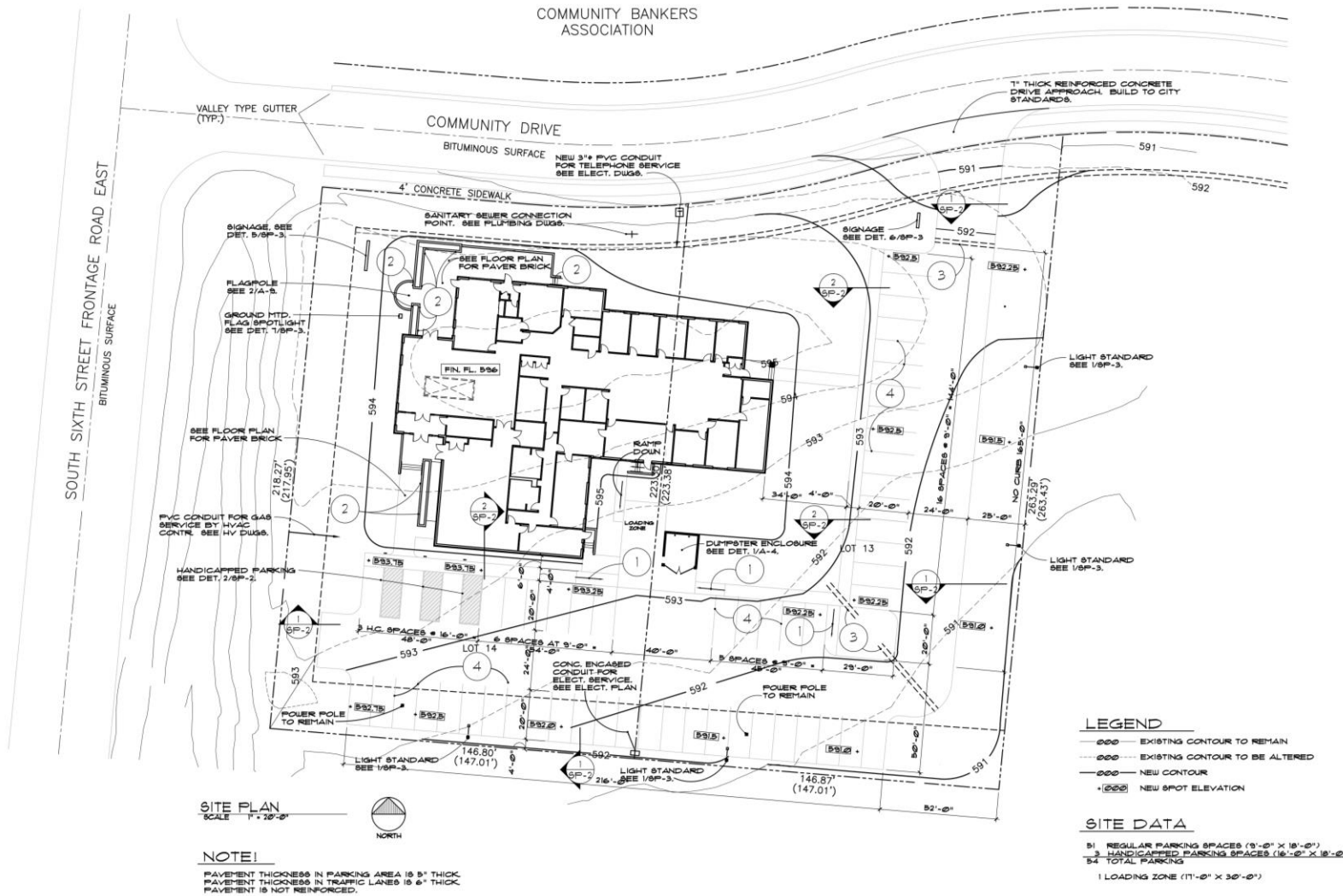


# AERIAL



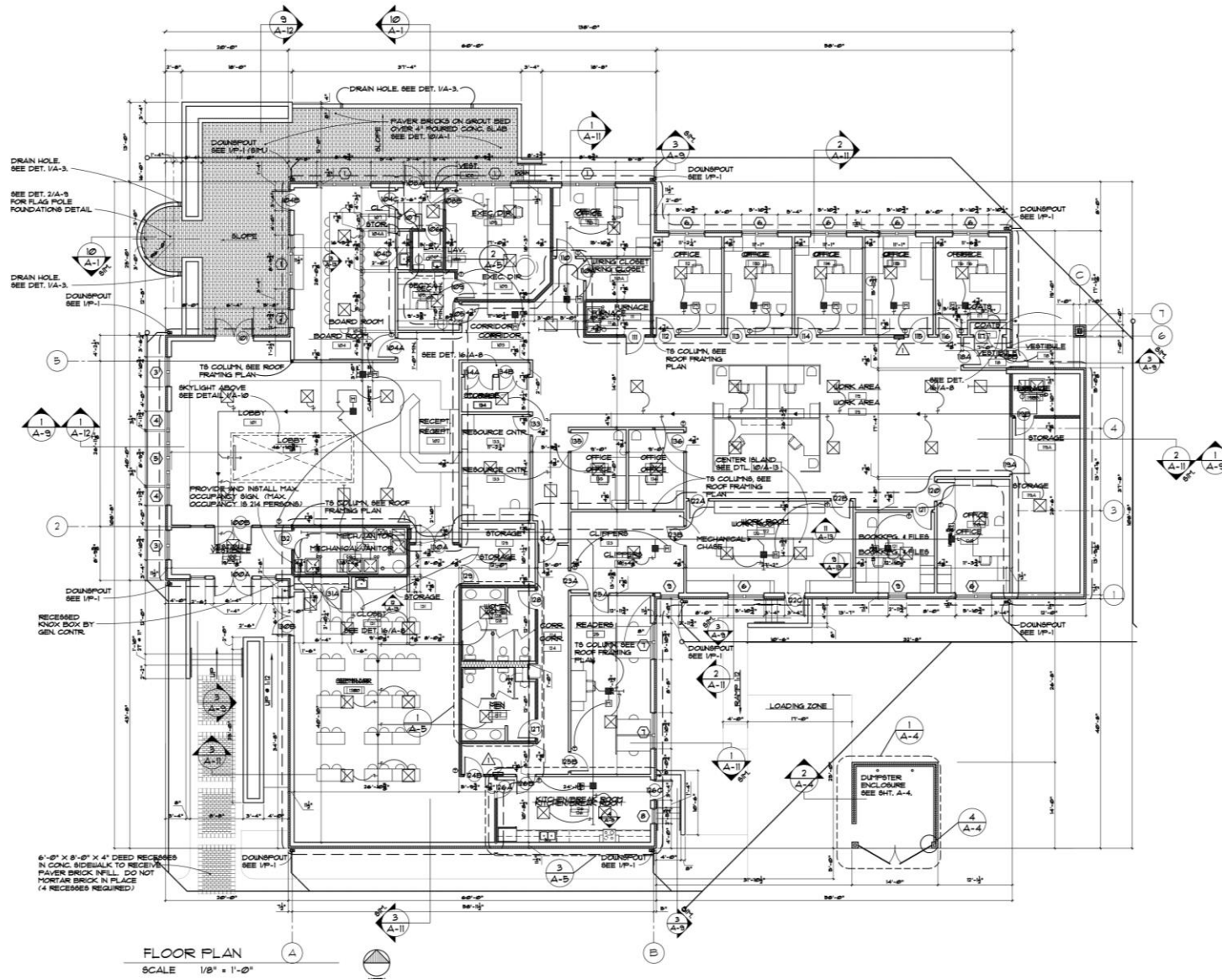


# SITE PLAN



DAVID STECKEL  
JAN. 17, 2000  
EXP. 11-30-2000

# FLOOR PLAN



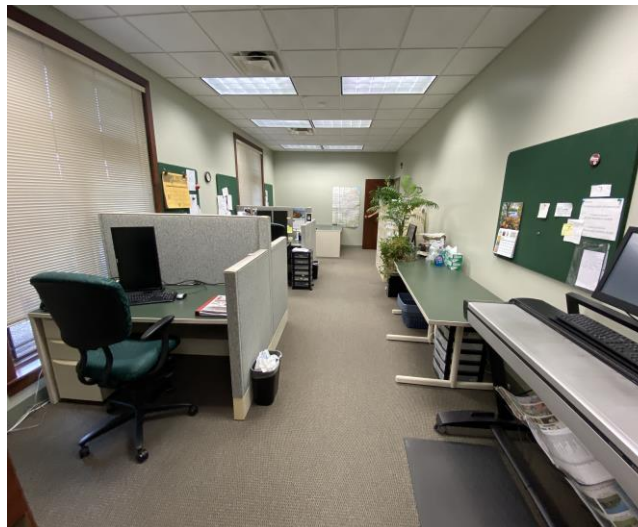


# EXTERIOR



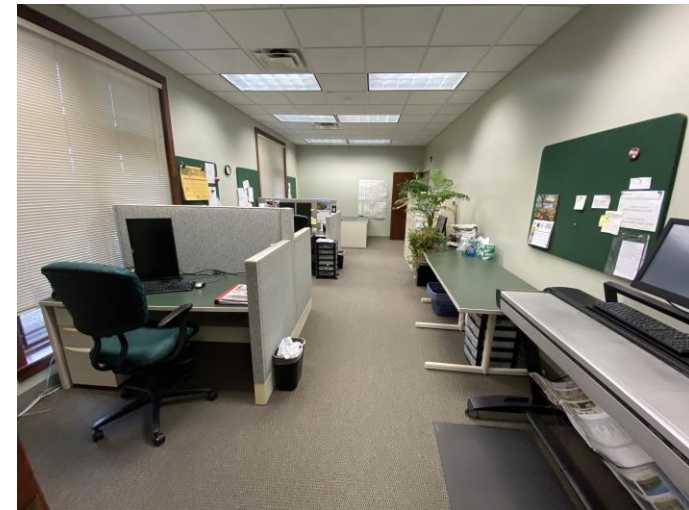


# INTERIOR





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# CONTACT



## BLAKE PRYOR

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### CBCDR MAIN OFFICE

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Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- Great Visibility
- Easy Interstate Access
- Priced Below Fair Market Value
- Well-Maintained
- Near UIS among many others
- New Roof in 2017