

OFFERING MEMORANDUM

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY


2561 Chuckwagon Dr,
Springfield, IL 62711

Prairie Crossing Development
Retail Pad Site For Sale

Blake Pryor

Brokerage

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OVERVIEW

PROPERTY OVERVIEW

Subject Property is a 0.86-acre retail pad site. It is located between The Organized Home and Carmax, and backs up to Interstate 72. This site would be a great development for retail, fast food, oil/tire change service, and many other uses. Great traffic counts along Veterans Pkwy and Interstate 72.

Subject Property is located in the large Prairie Crossing Development on the southwest side of Springfield. It has visibility from both Veterans Parkway and Interstate 72. It is minutes away from several large residential neighborhoods. Retailers in the same development include Meijer, Menards, Camping World,, Ashley HomeStore, Furniture Row, Slumberland Furniture, several car dealerships and restaurants. Knight's Action Park and the Route 66 Drive-in Theater are nearby too.

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.

PROPERTY INFORMATION

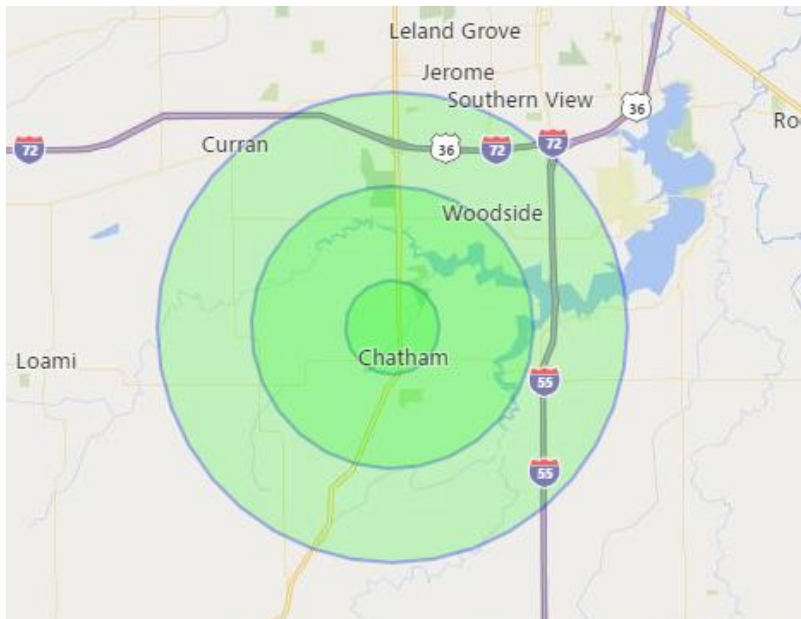
ADDRESS	2561 Chuckwagon Dr, Springfield, IL 62711
ASK PRICE	\$249,000
TAX PIN	21-19.0-101-003
LOT SIZE (ACRES)	0.86 AC
ZONING	B-1



AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Interstate 55/72 within minutes from site.

The immediate trade area is densely populated with several large retailers, making this a location in high demand.



POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,546	27,882	97,129
2021 Population	2,530	27,968	97,726
2026 Population (Projected)	2,553	28,299	98,830

HOUSEHOLDS

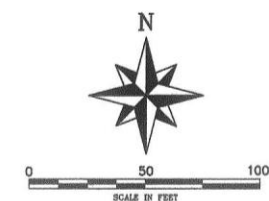
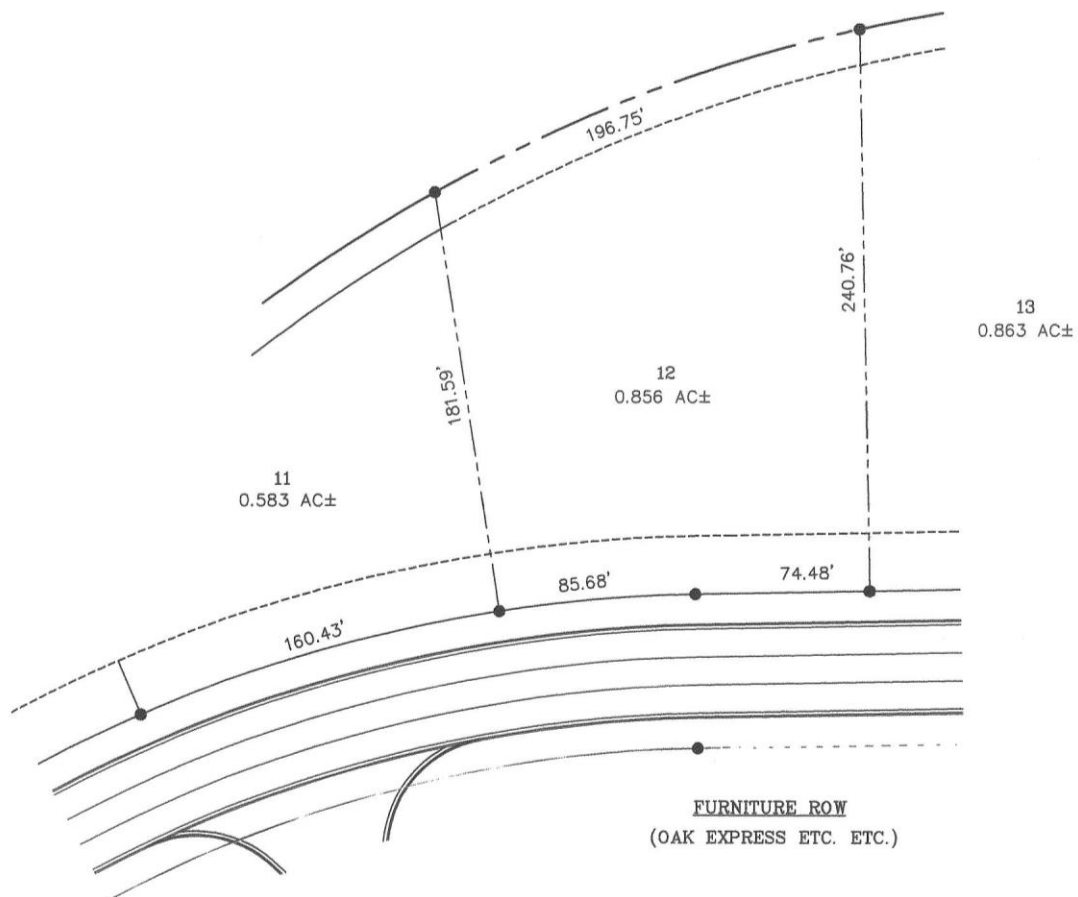
	1-MILES	3-MILES	5-MILES
2021 Households	1,111	12,696	43,316
2026 Households (Projected)	1,126	12,934	44,067

INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$50,662	\$51,148	\$41,961
2021 Median HH Income	\$84,407	\$77,502	\$68,169

AERIAL





LEGEND	
	PROPERTY LINE
	CENTERLINE
	LOT LINE
	STREET R.O.W.
	EASEMENT
	LOT NUMBER

- NOTES**
- 1.) REFER TO FINAL PLAT FOR DETAILED LOT INFORMATION & EASEMENTS.
 - 2.) REFER TO CITY ZONING ORDINANCE FOR SET BACK INFORMATION.

CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 29,100 AADT along Veterans
- Great Visibility
- 40,000 AADT along Interstate 72
- High Retail Density
- Near Many Neighborhoods
- Potential For Many Uses