

# PLUMMER PLAZA

 **COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

75 W. Plummer Blvd.,  
Chatham, IL 62629

Goodwill Anchored  
Retail Shopping Center For  
Lease

AVAILABLE

9,100 SF TOTAL  
COULD BE DIVIDED

Blake Pryor

Brokerage

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# OVERVIEW

The subject property was originally constructed in 2011 with an addition in 2013. The property sits on 3.15 acres of ground and has a total of 28,250 SF. It is anchored by Goodwill. The subject is highly visible, easily accessible with several curb cuts, and heavily traveled at 16,800 AADT along Route 4/Main St.

The subject property is a split-faced concrete block masonry unit and EFIS building, with a steel frame, low-slope EPDM roof design. The building has individual gas-fired RTUs, 1200 Amp 120 Volt 3-Phase 4-wire service, and 163 marked parking spaces.

There is currently 12,350 SF of excess space available for lease. Scoop du Jour occupies the western end-cap with a drive-thru that is approx. 3,250 SF. The remaining 9,100 SF is currently used as a Goodwill boutique and book nook. The space was originally approved to be divided into bays as small as 1,300 SF, but could be divided many other ways. Landlord is willing to provide Tenant Improvement Allowance (TIA) for qualified tenants with strong financials.

Chatham is a village in Sangamon County that is within 3 miles of Springfield. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The immediate trade area has a County Market-anchored shopping center, Dollar General, Domino's, AT&T, Walgreens, Circle K, Ace Hardware, Casey's General Store, and Arby's.

## PROPERTY INFORMATION

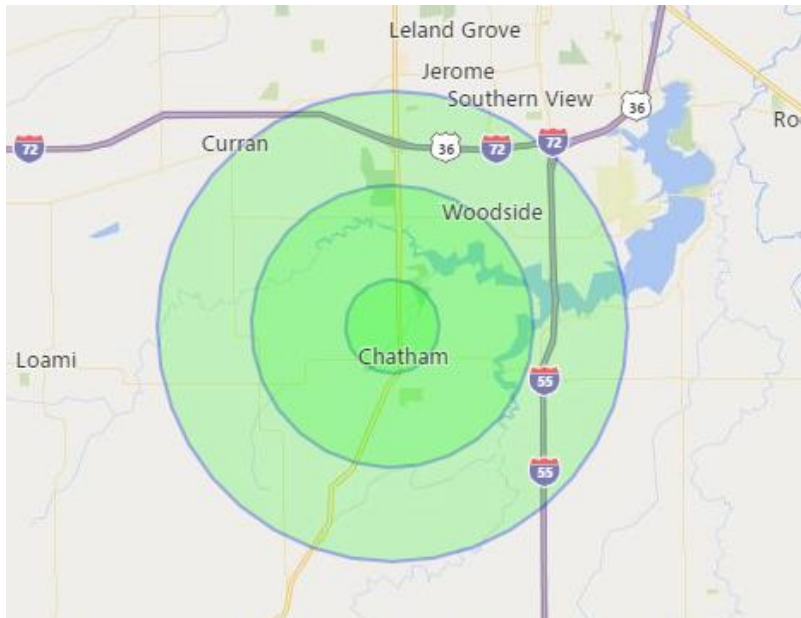
ADDRESS	75 W. Plummer Blvd., Chatham, IL 62629
LEASE PRICE	\$13.00 / SF NNN
TAX PIN	28-01.0-476-010
LOT SIZE (ACRES)	3.15 AC
BUILDING SIZE	28,250 SF
ZONING	B-2 (Village of Chatham)
NNN ESTIMATE	\$2.80 / SF
AVAILABLE SPACE	1,300 – 9,100 SF



## AREA OVERVIEW

Subject property is located in **Chatham, IL** which is within 3 miles of **Springfield, IL**. The property has access to Interstate 55/72 within minutes from site.

The site has high density due to its proximity to a booming retail trade area, a large number of households, and a higher income level.



### POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	5,546	14,152	26,976
2021 Population	5,925	15,162	27,845
2026 Population (Projected)	6,201	15,950	28,595

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	2,430	5,773	11,242
2026 Households (Projected)	2,579	6,121	11,640

### INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$47,186	\$45,245	\$46,620
2021 Median HH Income	\$89,790	\$93,658	\$90,393

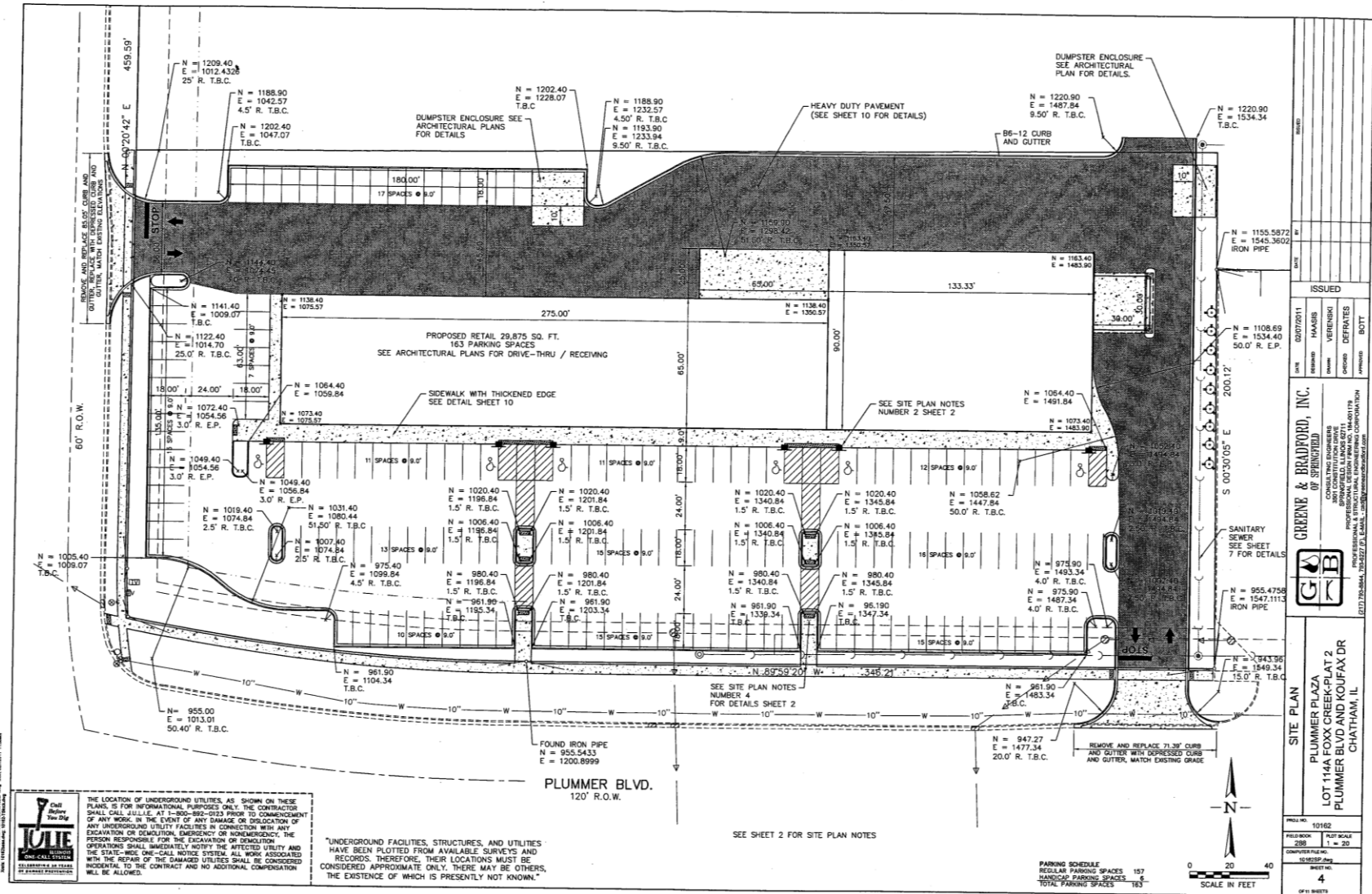


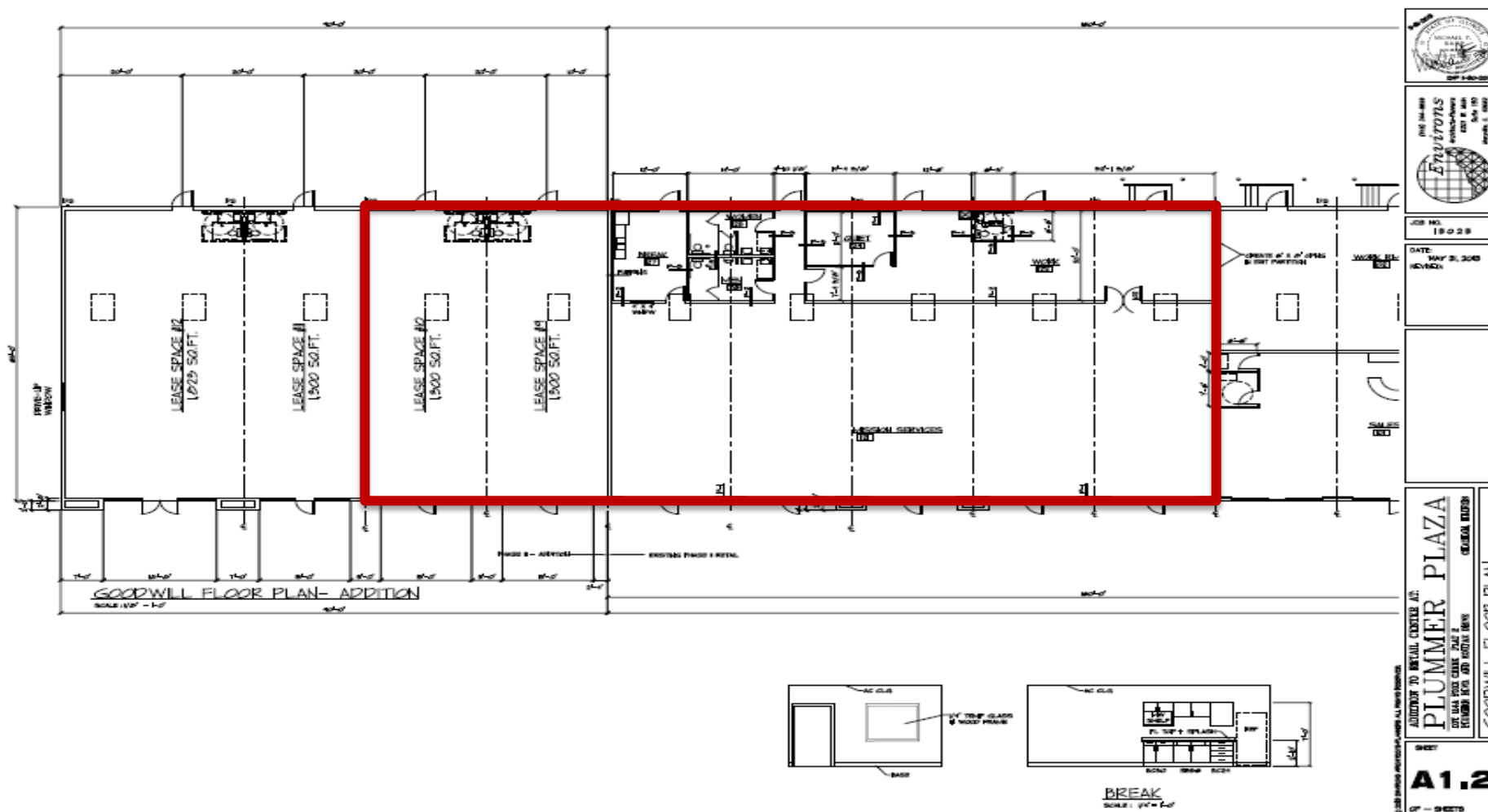
# AERIAL





# SITE PLAN





# EXTERIOR





# INTERIOR



# CONTACT



## BLAKE PRYOR

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### CBCDR MAIN OFFICE

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## PROPERTY HIGHLIGHTS

- 16,800 AADT
- Great Visibility
- High Income Area
- TIA Available
- High Residential Density
- High Retail Density