OFFERING MEMORANDUM



2561 Chuckwagon Dr, Springfield, IL 62711

Prairie Crossing
Development
Modular Office Property
For Sale

Blake Pryor

Brokerage

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USE AGREEMENT



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OVERVIEW



PROPERTY OVERVIEW

Subject Property is a very well-kept 1,984 SF modular office building on 0.86 acres. Building has a reception area, 3 offices, a showroom, 1 restroom, and an unfinished basement. It is a perfect for a professional, sales, and/or medical office user. The property would also be a good redevelopment for retail, fast food, or other use.

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, Gander Outdoors, 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.

**Seller willing to sell building ONLY for \$189,900.

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	\$299,900**
TAX PIN	21-19.0-101-003
LOT SIZE (ACRES)	0.86 AC
BUILDING SIZE	1,984 SF
ZONING	B-1



LOCATION



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
2019 Population	2,578	28,524	99,381
2024 Population (Projected)	2,609	29,012	100,925
HOUSEHOLDS	1-MILES	3-MILES	5-MILES
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2019 Households	1,129	12,926	44,073
2024 Households (Projected)	1,147	13,239	45,047
INCOME	1-MILES	3-MILES	5-MILES
2019 Per Capita Income	\$45,649	\$45,464	\$37,098
2019 Median HH Income	\$72,473	\$63,267	\$55,668

AERIAL

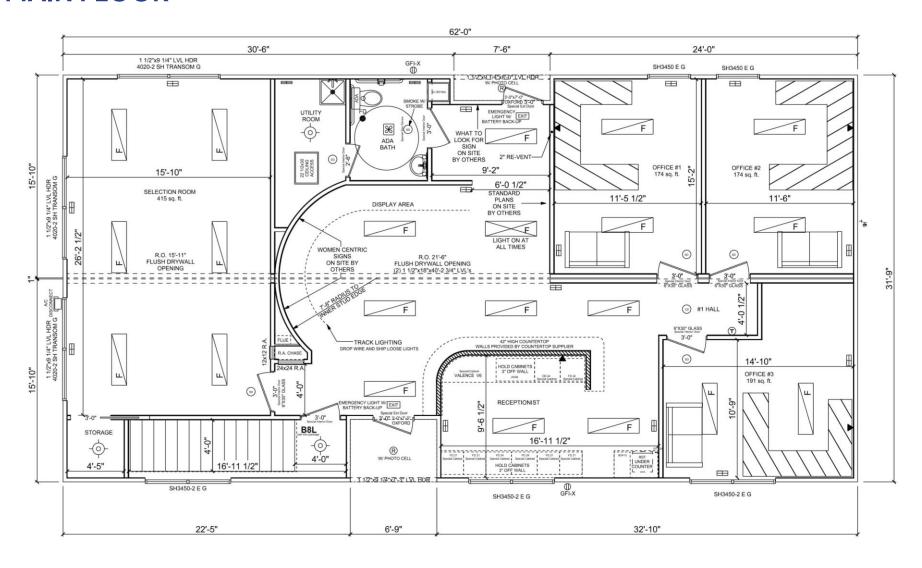




FLOOR PLAN



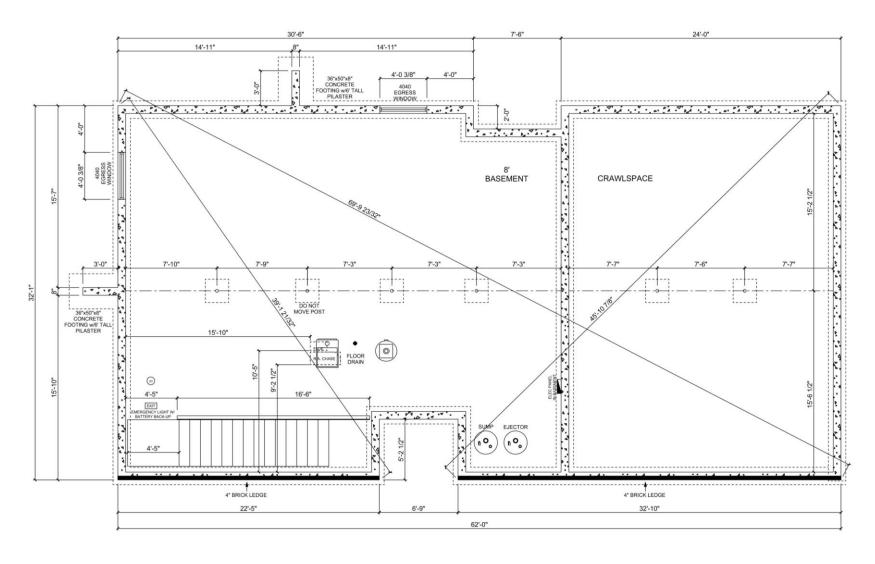
MAIN FLOOR



FLOOR PLAN



BASEMENT

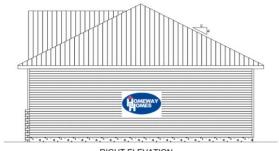


ELEVATIONS



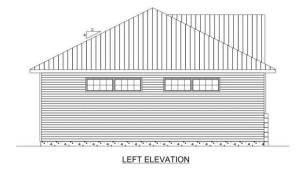


FRONT ELEVATION



RIGHT ELEVATION





EXTERIOR









INTERIOR





















CONTACT







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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 29,100 AADT along Veterans
- Great Visibility
- Well-Kept Modular Office Building
- 40,000 AADT along Interstate 72
- High Retail Density
- Potential For Many Uses