

OFFERING MEMORANDUM



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

3808 Octavus Via Dr
Springfield, IL 62704

**Octavus Plaza Walmart
Shadow Center Retail Space
For Lease**

BLAKE PRYOR

Senior Advisor

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com





CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

OVERVIEW



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this in-line retail space in a newer Walmart shadow center.

Octavus Plaza is a Walmart shadow center constructed in 2017. There is 1 available space for lease: An in-line space that is approx. 1,560 SF that currently unfinished. The Landlord would provide the unfinished space as a **vanilla shell** (concrete floor, unpainted drywall, finished ceiling and restroom, basic lighting, HVAC/ductwork, and electrical). Co-tenants include Great Clips, Hana Nails Comfort Spa, and Space Vape Tobacco Shop.

Octavus Plaza is a corner lot location in front of a Walmart Supercenter. It has visibility from S. 6th St/Interstate 55 and Interstate 72. Traffic counts of 21,400 AADT along S. 6th St/I-55. There are several newer developments along the S. 6th St/I-55 corridor, including Dunkin', Club Car Wash, and U-Haul. La Quinta Inn and Suites, Pizza Ranch, Golden Corral, Aldi, and a Green Family car dealership are near the site.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by 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	3808 Octavus Via Dr, Springfield, IL 62703
AVAILABLE SPACE	1,560 SF
LEASE RATE	\$20.00 / SF / NNN
NNN ESTIMATE	\$6.50 / SF / NNN
ZONING	B-1, Highway Business District
YEAR BUILT	2017
PARKING	Ample



COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Springfield, IL
217-547-6650



CBCDR.COM

AERIAL



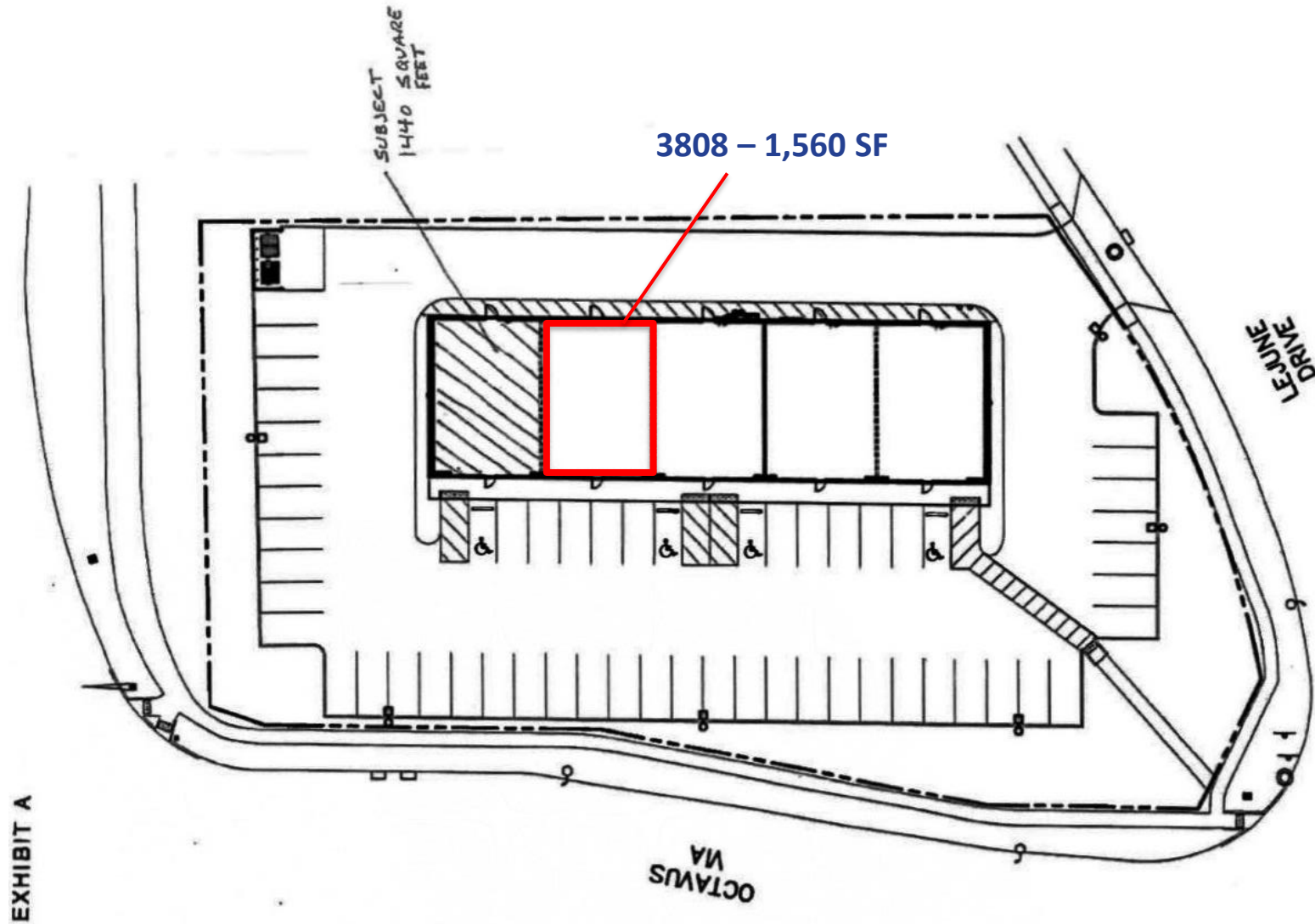
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



SITE PLAN



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



DEMOGRAPHICS

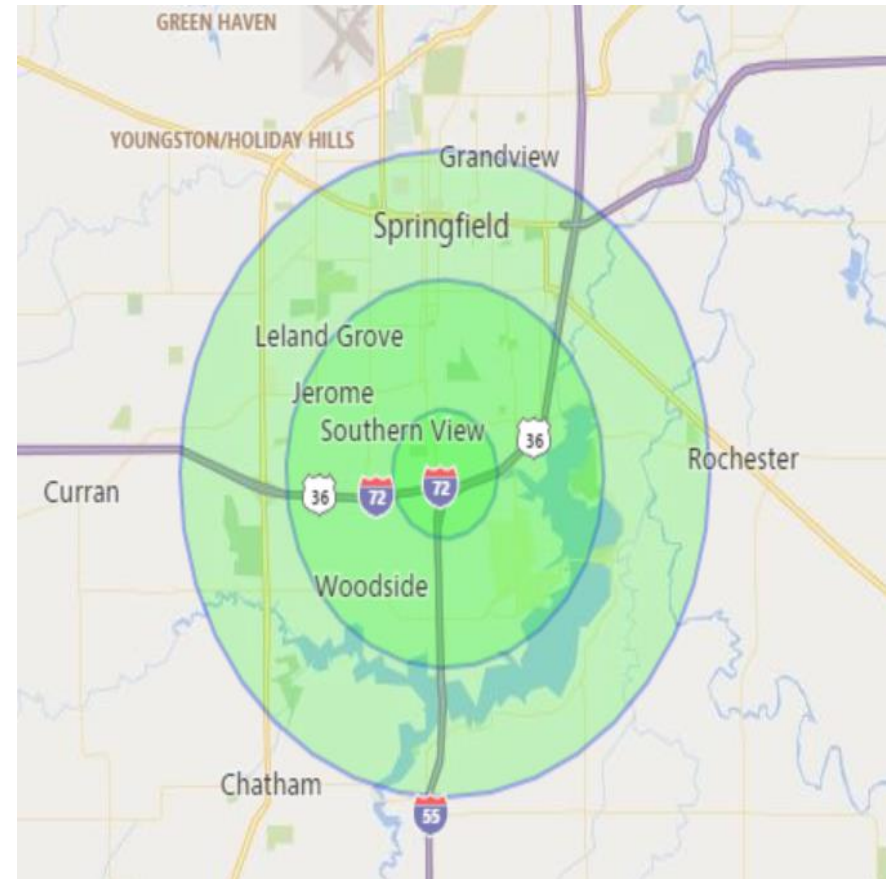


**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,691	43,949	105,473
2022 Population	3,657	42,882	104,144
2027 Population (Projected)	3,659	42,792	104,675

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2022 Households	1,576	18,582	45,360
2027 Households (Projected)	1,577	18,536	45,547

INCOME	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$33,315	\$30,403	\$33,889
2022 Median Household Income	\$63,861	\$55,486	\$60,845
2022 Average Household Income	\$77,288	\$70,161	\$77,808



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR

Senior Advisor

O: 217-547-6650

C: 217-725-9518

bpryor@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- 21,400 AADT along S. 6th St/I-55
- Great Visibility
- Newer Construction (2017)
- Near Walmart Supercenter
- Unfinished, Buildout Ready In-Line
- Landlord would provide Vanilla Shell