

OFFERING MEMORANDUM

**3422 Freedom Dr,
Springfield, IL 62704**

**End-Cap Restaurant Space
For Lease**

Blake Pryor

Brokerage

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OVERVIEW

PROPERTY OVERVIEW

Subject Property is a former Subway restaurant located in the Parkway Pointe Development. The space is the north end-cap and has a drive-thru. The space has customer seating for 45, counter space, a 3 compartment sink, 2 handwashing sinks, a mop sink, a 5 ½ x 5 ¼ walk-in cooler, a 5 ½ x 5 ¼ walk-in freezer, and 2 ADA compliant restrooms. NNN estimate = \$6 psf.

Subject Property is located in the larger Parkway Pointe Development on the southwest side of Springfield. It has visibility from Veterans Parkway, with a traffic count of 28,300 AADT. It is minutes away from several large residential neighborhoods. Retailers in the same development include Walmart, Target, Aldi, McDonald's, Starbucks, Portillo's (coming soon), Hobby Lobby, Applebee's, Wendy's, and many others.

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

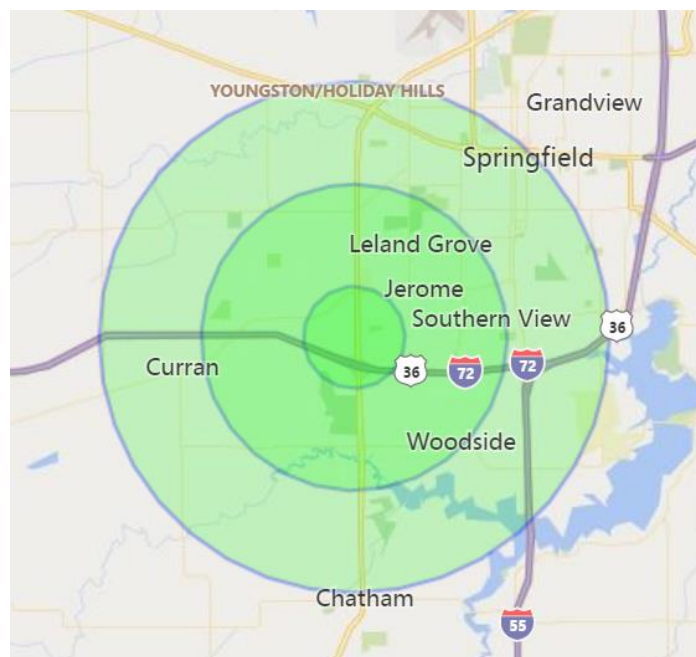
ADDRESS	3422 Freedom Dr, Springfield, IL 62704
LEASE RATE	\$17.00/SF NNN
AVAILABLE SPACE	1,500 SF
LOT SIZE (ACRES)	1.27 AC
TAX PIN	21-13.0-227-008
ZONING	S-2



AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Interstate 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)	3,676	35,333	97,444
2019 Population	3,688	36,228	99,191
2024 Population (Projected)	3,687	36,899	100,354

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2019 Households	1,643	16,648	44,578
2024 Households (Projected)	1,656	17,071	45,414

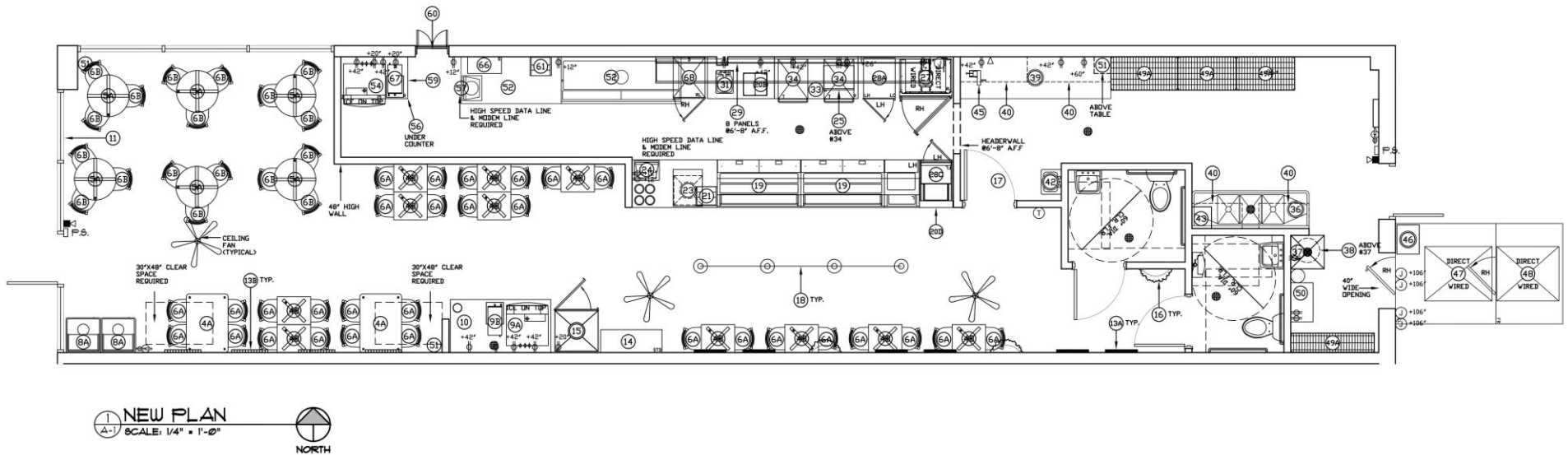
INCOME

	1-MILES	3-MILES	5-MILES
2019 Per Capita Income	\$41,374	\$46,028	\$36,331
2019 Median HH Income	\$68,646	\$65,009	\$52,451

AERIAL

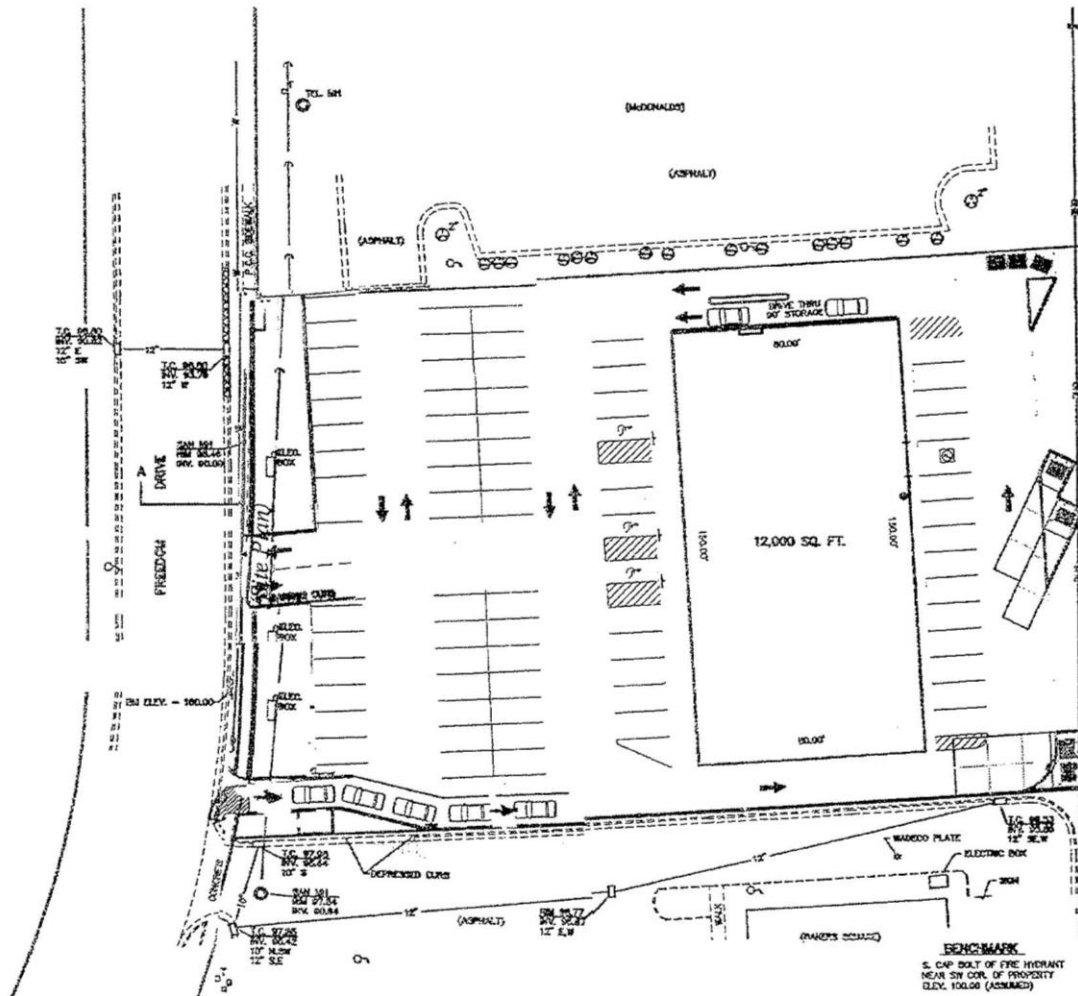


FLOOR PLAN



SITE PLAN

(Site Plan)



STRIP CENTER SITE PLAN		PROJECT NO. 00153
3430 FREEDOM DRIVE PARKWAY POINTE, SPRINGFIELD		DATE - 10/08
MARTIN ENGINEERING CO.		BY - JSM
Consulting Engineers - Land Surveyors SPRINGFIELD, ILLINOIS		C-1
		67-0479

EXTERIOR



INTERIOR



CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 28,300 AADT along Veterans Pkwy
- Great Visibility
- End-Cap
- Drive-Thru
- Many Restaurant Fixture In Place
- Near Walmart, Target, Hobby Lobby