

OFFERING MEMORANDUM

**615 W. Jefferson St,
Suite B**

Springfield, IL 62704

**End-Cap Office or Retail
Space For Lease**

Blake Pryor

Brokerage

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OVERVIEW

PROPERTY OVERVIEW

Subject Property is a large brick and concrete block building was originally constructed in 1963 for the State of Illinois, with additions in 1968 and 1978 for a community bank. Both buildings have been remodeled several times, and most recently in 2018. The remodel features a new stucco façade and glass windows. The property has been subdivided into 5 rentable units. The available unit is part of the former bank space. It is approximately 1,945 SF with a covered drive-thru on the west end-cap. It features an open area that could be a lobby or reception, 1 private room or office, a break room, 1 bathroom, and a storage area. There is still a 16' x 16' vault, two pneumatic tubes, and other equipment left by the bank.

Co-tenants include Turbo Fire Pizza, two government agencies, and Smoothie King. Neighboring businesses include Harbor Freight, Ace Hardware, McDonald's, Domino's Pizza, IDPH, Dept of Revenue, and Springfield High School among many other state agencies, professional office, and restaurants. NNN estimate = \$3.64 psf.

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

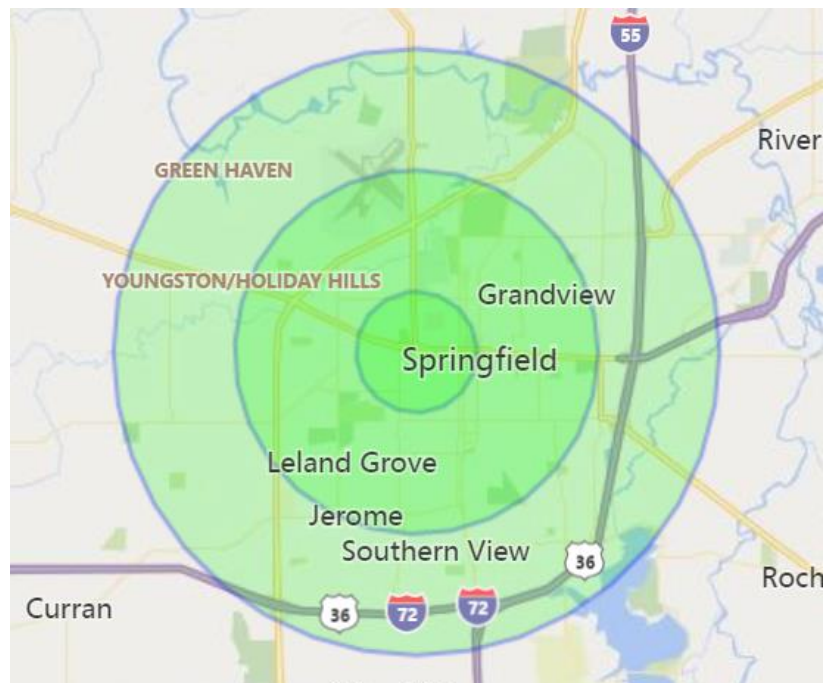
ADDRESS	615 W. Jefferson St, Suite B, Springfield, IL 62702
LEASE RATE	\$14.00/SF NNN
AVAILABLE SPACE	1,945 SF
LOT SIZE (ACRES)	1.84 AC
TAX PIN	14-28.0-454-043
ZONING	B-1



AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Downtown/CBD, Veterans Pkwy/Rt. 4, the Medical District within minutes from site.

The immediate trade area is densely populated with large retailers, state agencies, and several restaurants.



POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	13,772	79,856	121,192
2019 Population	13,746	79,697	122,105
2024 Population (Projected)	13,748	79,288	122,499

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2019 Households	6,681	35,703	54,238
2024 Households (Projected)	6,734	35,772	54,813

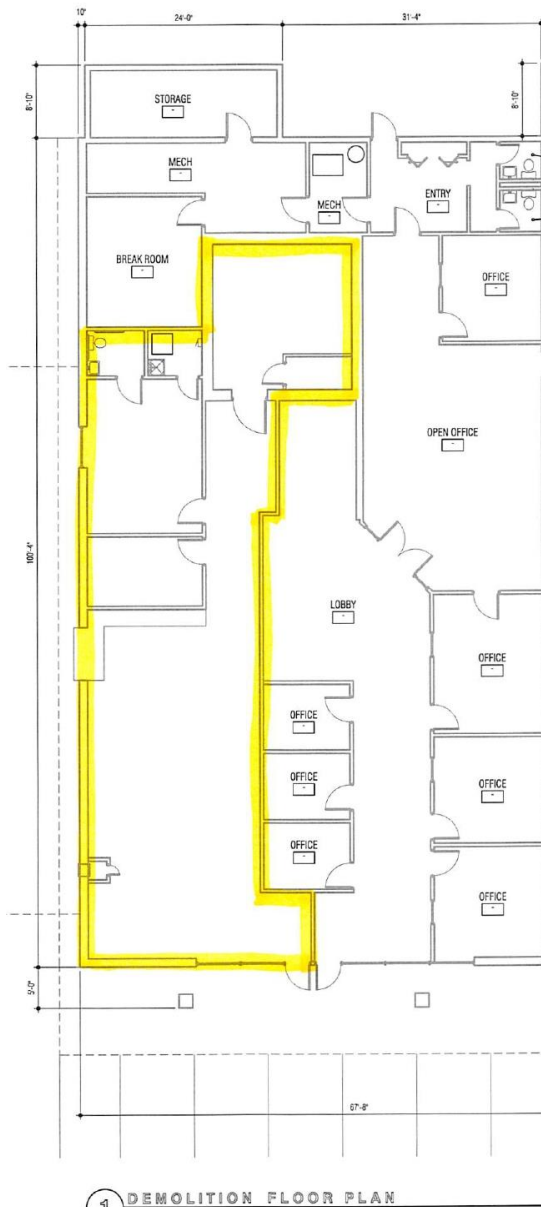
INCOME

	1-MILES	3-MILES	5-MILES
2019 Per Capita Income	\$25,281	\$28,101	\$30,702
2019 Median HH Income	\$31,976	\$40,548	\$45,775

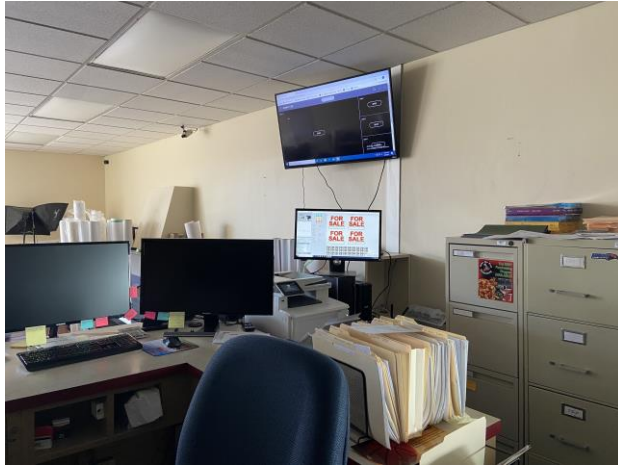
AERIAL



FLOOR PLAN/EXTERIOR



INTERIOR



CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- End-Cap
- Covered Drive-Thru
- Recently Remodeled Façade /Windows
- Near Large Retailers, State Agencies, & Restaurants
- Solid, Newer Co-Tenants