

OFFERING MEMORANDUM

**3429 Freedom Dr,
Springfield, IL 62704**

**Anchor Restaurant or Retail
Space For Lease**

Blake Pryor

Brokerage

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OVERVIEW

PROPERTY OVERVIEW

Subject Property was originally constructed in 1992, and for many years was a Perkins Restaurant and Bakery. It was redeveloped over the course of 2 years to accommodate multiple tenants. At one point, the newly remodeled property was fully leased to Pie's the Limit, Tribble Vapors, and Cricket Wireless. The available former Pie's the Limit space is approx. 2,700 SF. It features an open dining/retail area (Seating for 32), outdoor patio area (Seating for 20), two ADA compliant restrooms, and a kitchen and dish area. The kitchen area features a 7' x 12' walk-in cooler and handwashing sink. The dish area features a handwashing sink, water heater, and part of a dish tank. Subject property could accommodate a drive-thru. NNN estimate = \$7 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.

PROPERTY INFORMATION

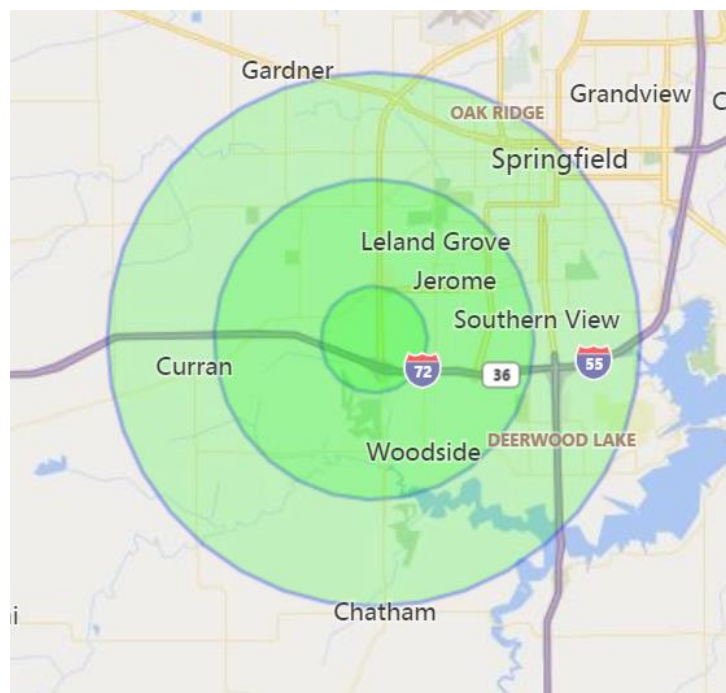
ADDRESS	3429 Freedom Dr, Springfield, IL 62704
LEASE RATE	\$20.00/SF NNN
AVAILABLE SPACE	2,700 SF
LOT SIZE (ACRES)	1.23 AC
TAX PIN	21-13.0-228-030
ZONING	S-2



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)	3,388	34,146	95,929
2019 Population	3,400	35,040	97,613
2024 Population (Projected)	3,397	35,715	98,723

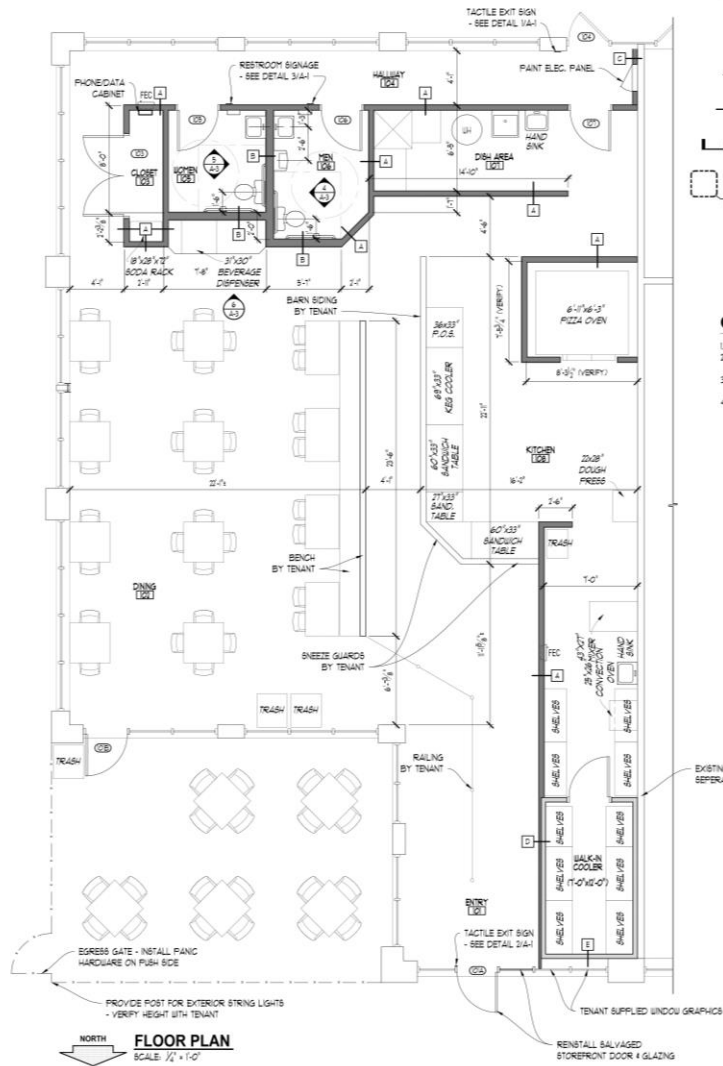
HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2019 Households	1,533	16,077	43,941
2024 Households (Projected)	1,545	16,499	44,749

INCOME

	1-MILES	3-MILES	5-MILES
2019 Per Capita Income	\$41,921	\$46,268	\$36,572
2019 Median HH Income	\$68,717	\$65,471	\$52,726

FLOOR PLAN

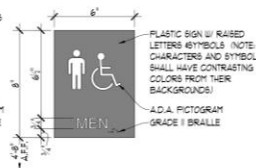
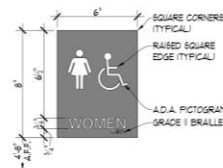
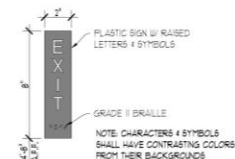
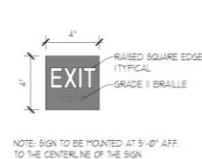
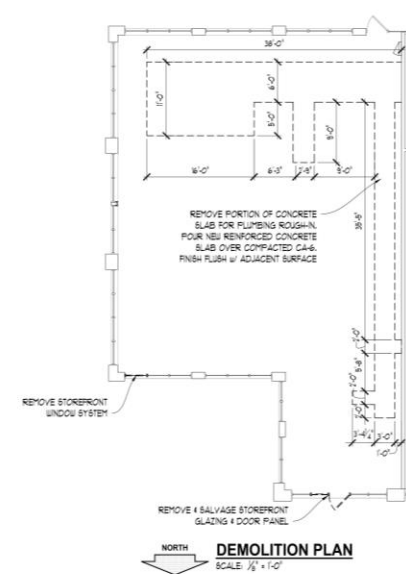


SYMBOL LEGEND

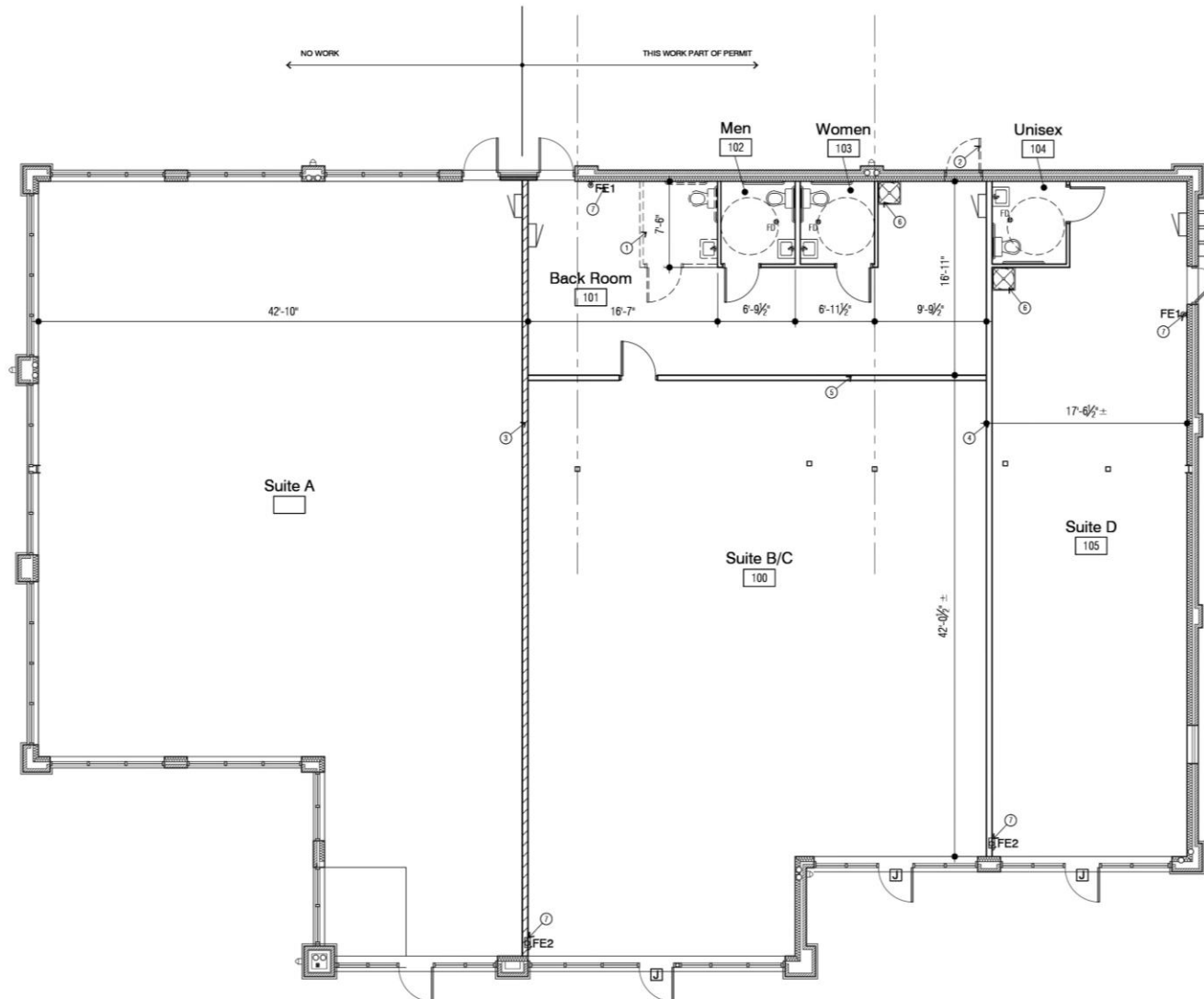
- ROOM NAME AND NUMBER
- DOOR NUMBER
- INTERIOR ELEVATION DESIGNATION
- WALL TYPES
- PARTIAL SECTION TAG
- DETAIL CALLOUT
- SEMI-RECESSED WALL MOUNTED FIRE EXTINGUISHER CABINET (S.L.B. EXTINGUISHER U.N.O.)
- SURFACE MOUNTED FIRE EXTINGUISHER

GENERAL NOTES

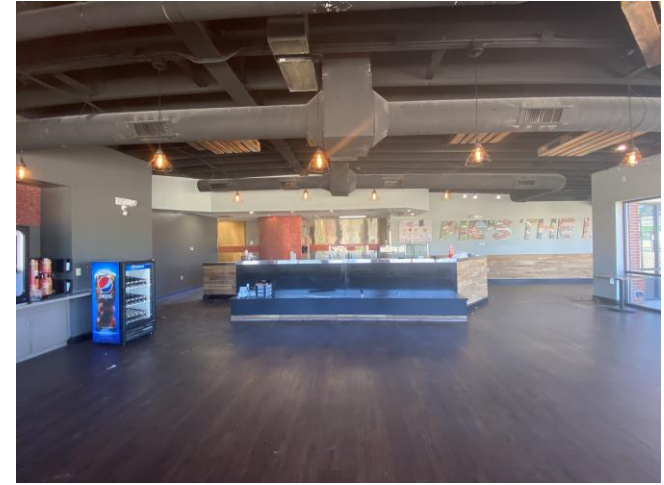
- ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL COUNTERTOP OUTSIDE CORNERS TO HAVE A 1" RADIUS UNLESS NOTED OTHERWISE.
- ALL SHELVING TABLES CHAIRS & APPLIANCES TO BE PROVIDED BY THE TENANT UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING FOR SHELVING, PLUMBING FIXTURES & ACCESSORIES, AND CABINETWORK AS NEEDED. COORDINATE WORK WITH ALL TRADES.



SITE PLAN



INTERIOR



CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 28,300 AADT along Veterans Pkwy
- Great Visibility
- Anchor Space
- Near Walmart, Target, Hobby Lobby
- Some Restaurant Fixtures Remain
- Building Remodeled in Last 5 Years