

OFFERING MEMORANDUM

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

Springfield, IL 62702

**Large In-Line 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 that 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, awnings, and glass windows. The property has been subdivided into 5 rentable units. The available unit is a former government office that also underwent an extensive interior remodel. It is approximately 7,080 SF and features a mostly open floor plan with 2 private offices, a multi-purpose room, storage, and network/IT room. There is a break room with vending machines and ADA compliant restrooms are in the common hallway towards the back of the property. There are 91 marked parking spaces.

Co-tenants include Brewski's Pub, a government agency, and Smoothie King. Trade area includes Harbor Freight, Ace Hardware, McDonald's, Domino's Pizza, IDPH, Dept of Revenue, Springfield High School, and Memorial Medical Center among many other state agencies, professional office, and restaurants.

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

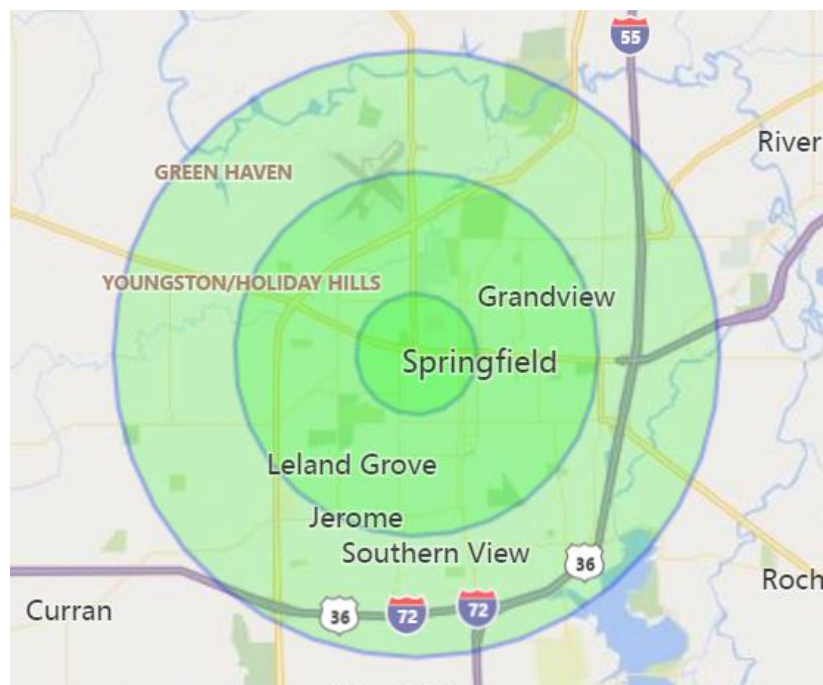
ADDRESS	605 W. Jefferson St, Springfield, IL 62702
LEASE RATE	\$12.50/SF NNN
AVAILABLE SPACE	7,080 SF
LOT SIZE (ACRES)	1.84 AC
TAX PIN	14-28.0-454-044
ZONING	B-1



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)	13,636	79,589	121,459
2020 Population	13,343	77,770	119,887
2025 Population (Projected)	13,274	77,054	119,723

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	6,450	34,795	53,199
2025 Households (Projected)	6,462	34,693	53,483

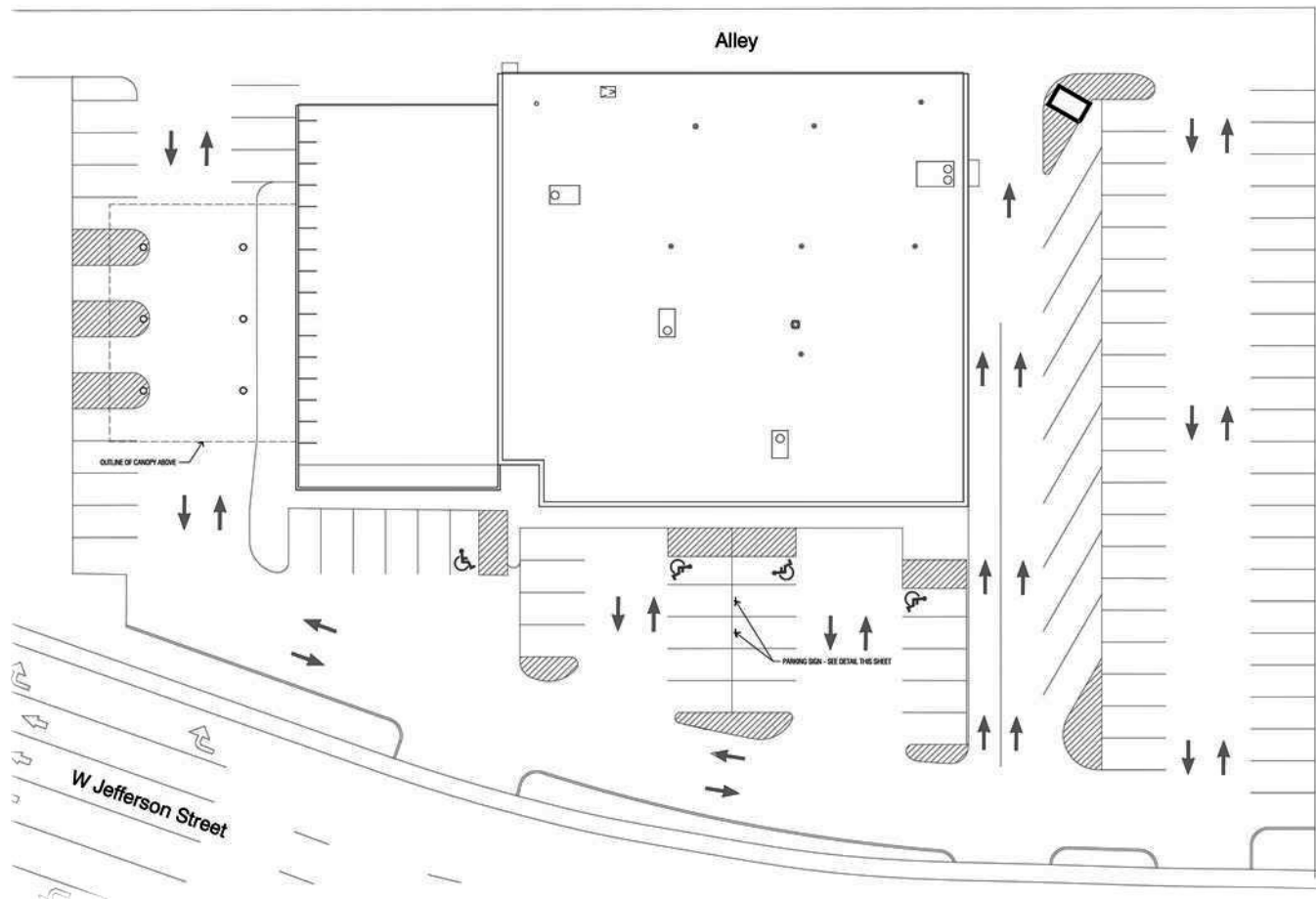
INCOME

	1-MILES	3-MILES	5-MILES
2020 Per Capita Income	\$29,418	\$32,110	\$34,927
2020 Median HH Income	\$37,365	\$47,890	\$54,425

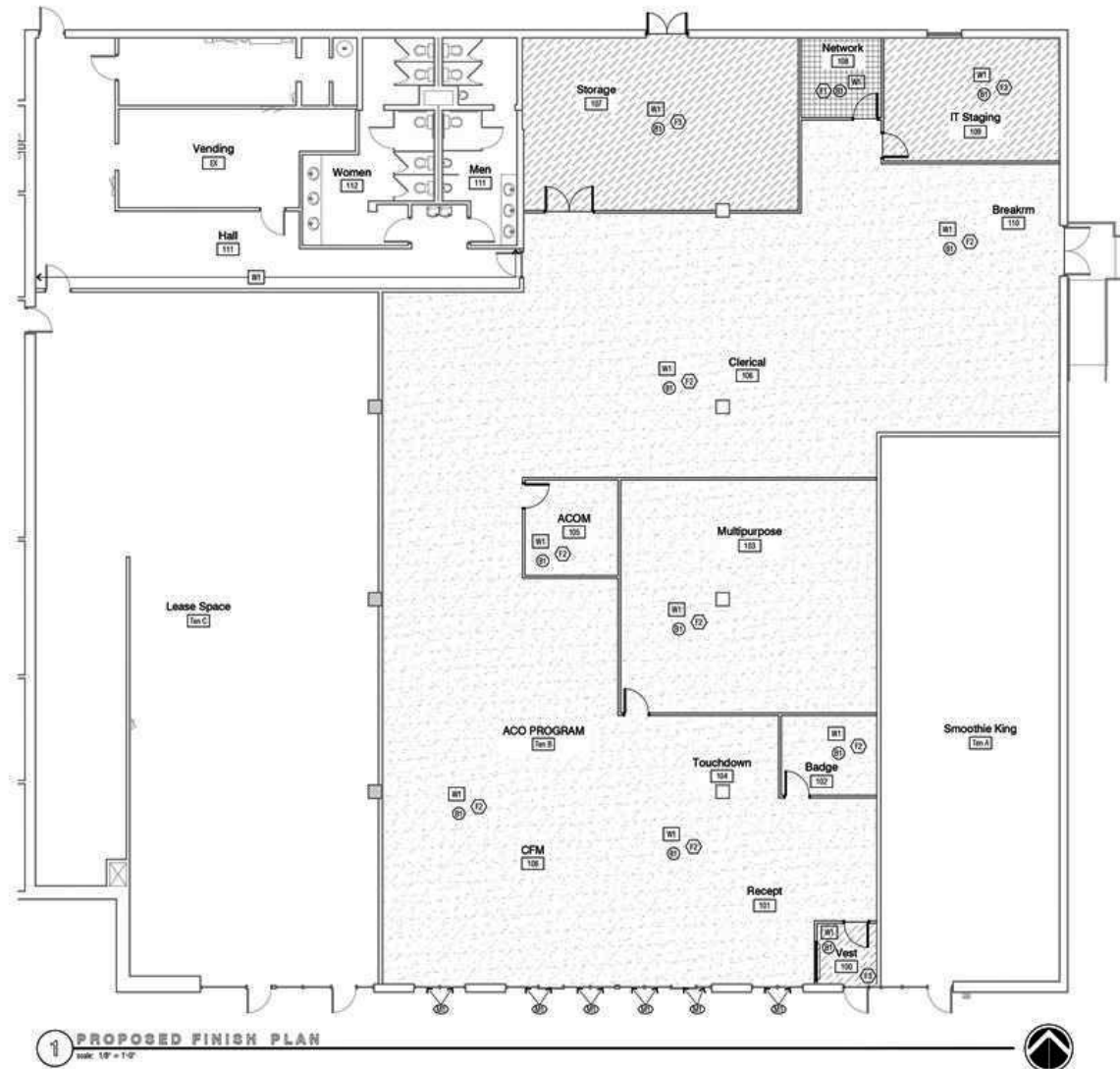
AERIAL



SITE PLAN



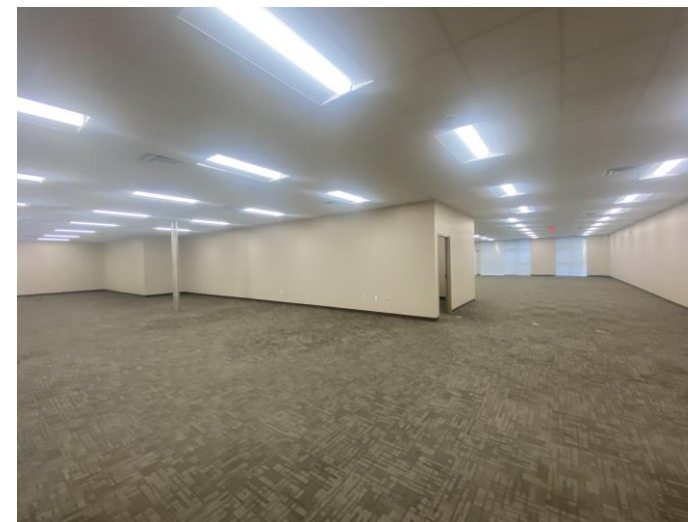
FLOOR PLAN



EXTERIOR



INTERIOR



INTERIOR



CONTACT



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CBCDR MAIN OFFICE

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



PROPERTY HIGHLIGHTS

- Large In-line Space
- Recently Remodeled Interior
- Recently Remodeled Façade /Windows
- Near Retailers, State Agencies, & Restaurants
- Solid, Newer Co-Tenants