

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3130 Chatham Rd**  
**Suite C & D**  
Springfield, IL 62704

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Fabulous, End-Cap Office  
Space in a Prime, Central  
Location For Lease

- Flexible Layout
- Live, High Speed Fiber
- Controlled Access
- Ample Parking

**BLAKE PRYOR**

Vice President

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**DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.

# OVERVIEW



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## PROPERTY OVERVIEW

Fabulous, end-cap office space in a prime, central location. The space has a flexible layout, which includes open office and reception, private offices, conference rooms, storage, data/IT, and access to a 7'w x 9't overhead door. The space has controlled access and is equipped with live, high-speed fiber internet. There is ample off-street parking. Space is divisible, which Landlord will consider for qualified tenants.

Co-tenants include Autism Home Support Services, the federal government, and Quest Diagnostics. The trade area includes McDonald's, US Postal Service, Goodwill, Planet Fitness, Ace Hardware, Ashley HomeStore Outlet, and Dairy Queen among many others. The site is a prime, central location, with frontage on Chatham Rd (13,900 AADT), visibility from and easy access to Wabash Ave (22,000 AADT), and is minutes away from White Oaks Mall, Veterans Pkwy (the main thoroughfare in Springfield), and both Interstate 55 and Interstate 72.

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

<b>ADDRESS</b>	3130 Chatham Rd, Suite C & D, Springfield, IL 62704
<b>AVAILABLE SPACE</b>	4,190 SF
<b>LEASE RATE</b>	\$12.95 / SF / Modified Gross
<b>ZONING</b>	B-1, Highway Business District
<b>YEAR BUILT</b>	1995
<b>PARKING</b>	Ample





# LOW AERIAL



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# HIGH AERIAL



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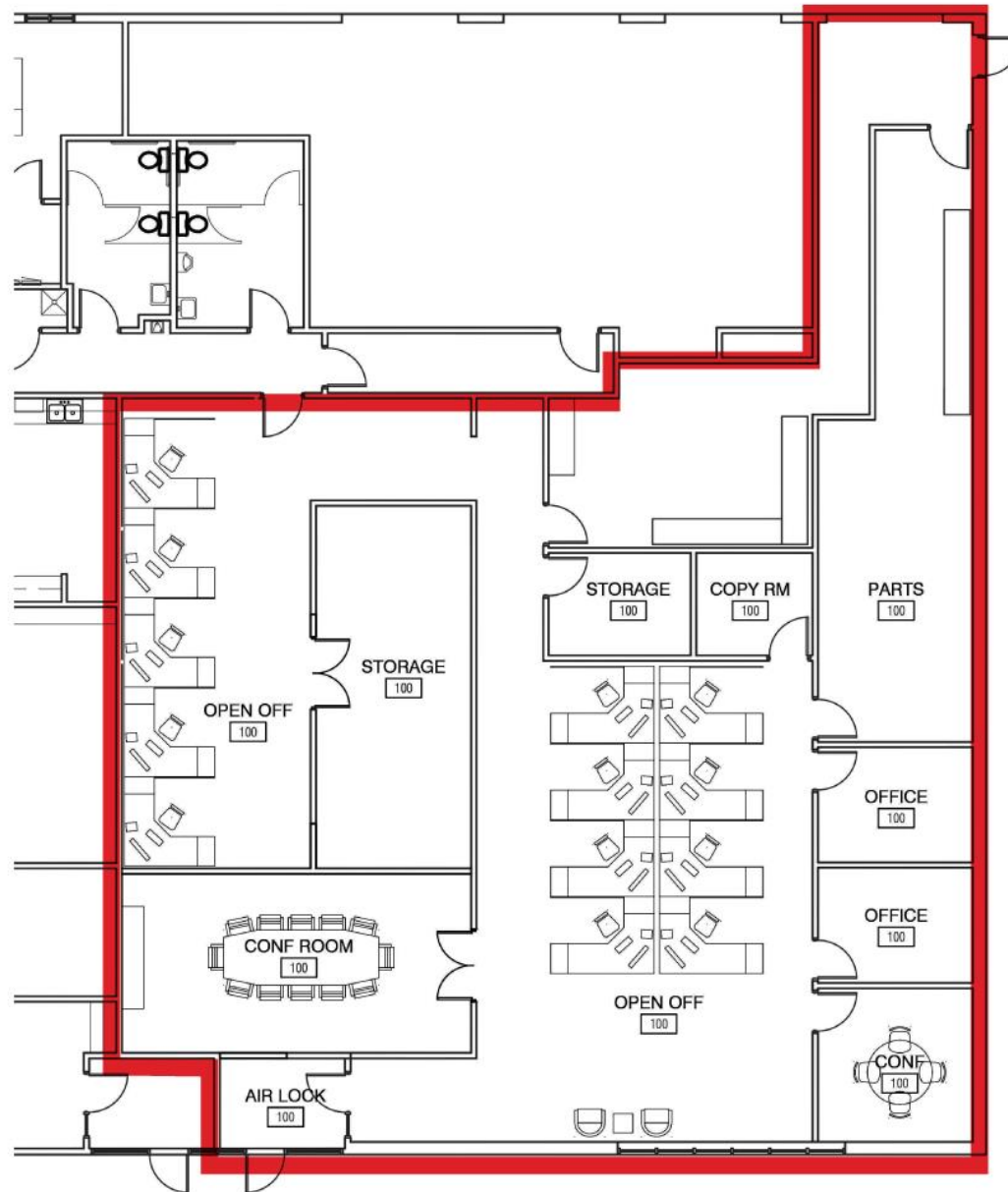
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# CURRENT FLOOR PLAN



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# INTERIOR



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# DEMOGRAPHICS



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## POPULATION

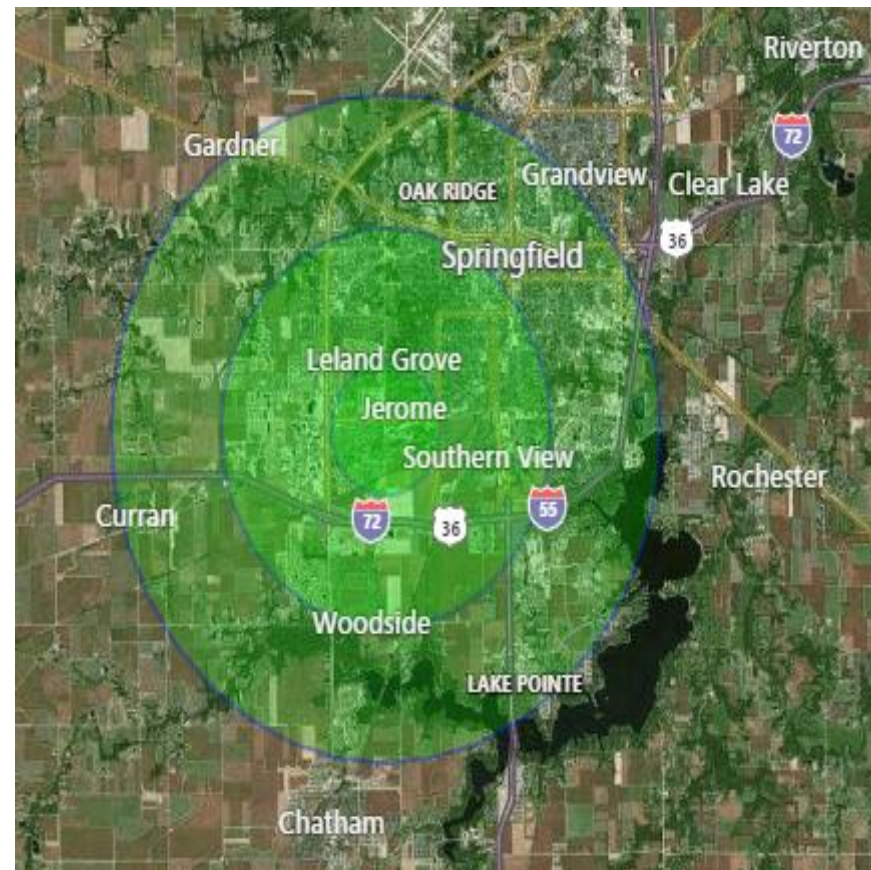
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	11,000	59,539	111,002
2023 Population	10,940	59,745	111,591
2028 Population (Projected)	10,511	59,652	112,755

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	5,175	28,270	50,314
2028 Households (Projected)	4,971	28,193	50,733

## INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$37,784	\$41,590	\$37,415
2023 Median Household Income	\$61,910	\$68,178	\$65,491
2023 Average Household Income	\$79,881	\$87,895	\$82,982





# CONTACT



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## BLAKE PRYOR

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## CBCDR MAIN OFFICE

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Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Fabulous, End-Cap Office Space
- Prime, Central Location
- Flexible Layout
- Live, High Speed Fiber Internet
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- Ample Parking