

# OFFERING MEMORANDUM



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## 3130 Chatham Rd, Suite C & D

Springfield, IL 62704

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

### Blake Pryor

Brokerage

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# OVERVIEW

## 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

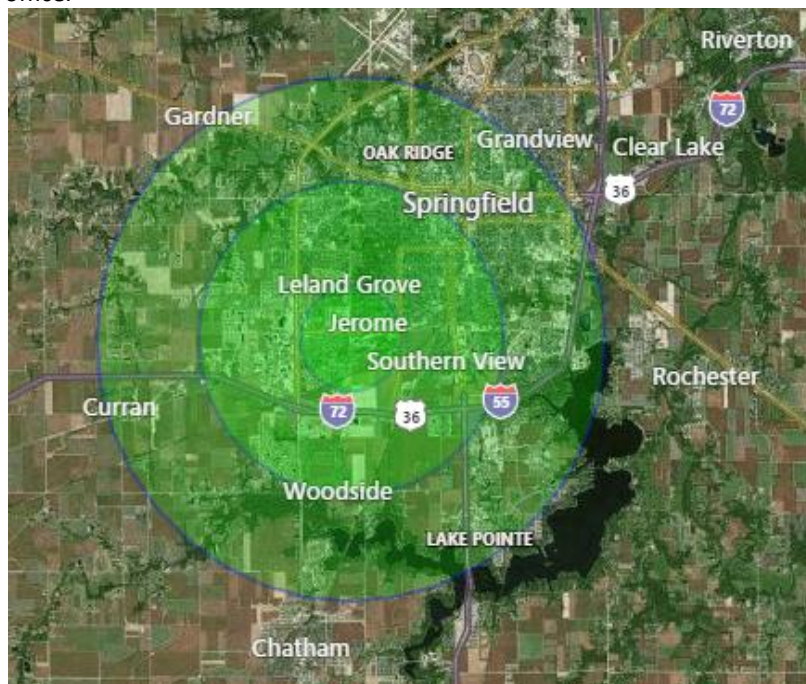
ADDRESS	3130 Chatham Rd, Suite C & D, Springfield, IL 62704
LEASE RATE	\$12.95/SF Modified Gross
AVAILABLE SPACE	4,190 SF
LOT SIZE (ACRES)	2.12 AC
TAX PIN	28-08.0-300-052
ZONING	B-1





## AREA OVERVIEW

The property is located in **Springfield, IL**. The property has access to Wabash Ave, Veterans Pkwy, and both Interstate 55 and 72 within minutes. The immediate trade area features shopping, restaurants, and office.



### POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	10,877	59,594	111,866
2021 Population	10,442	58,710	111,145
2026 Population (Projected)	10,370	59,138	112,311

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	4,943	27,433	48,837
2026 Households (Projected)	4,910	27,595	49,298

### INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$36,763	\$38,638	\$34,970
2021 Median HH Income	\$56,607	\$63,530	\$61,879



# LOW AERIAL



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# HIGH AERIAL



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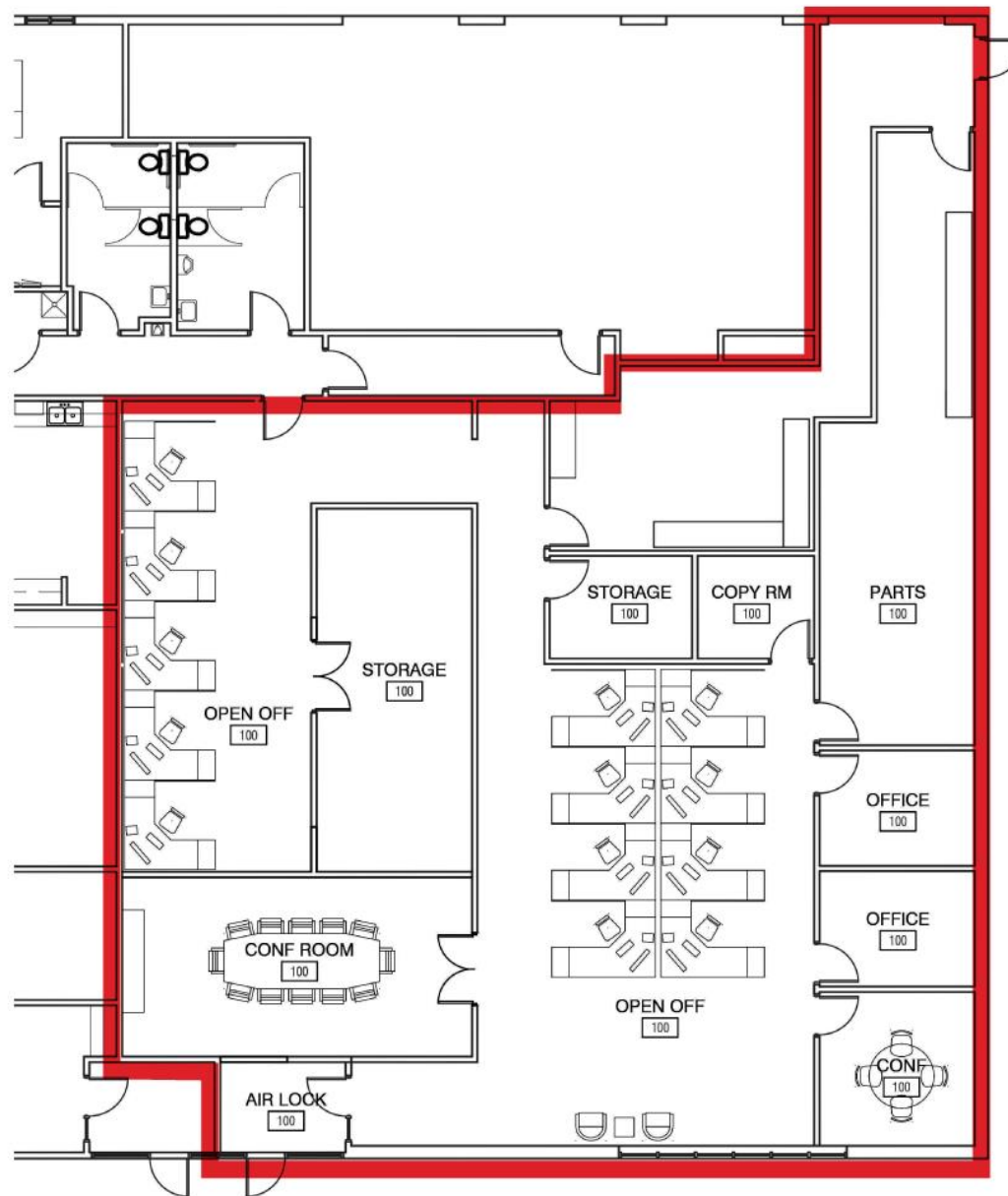




# CURRENT FLOOR PLAN



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# INTERIOR





# CONTACT



## BLAKE PRYOR

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### CBCDR MAIN OFFICE

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Champaign, IL 61820



## PROPERTY HIGHLIGHTS

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