

# OFFERING MEMORANDUM

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

FOR LEASE: 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. NNN estimate = \$4.43 psf.

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

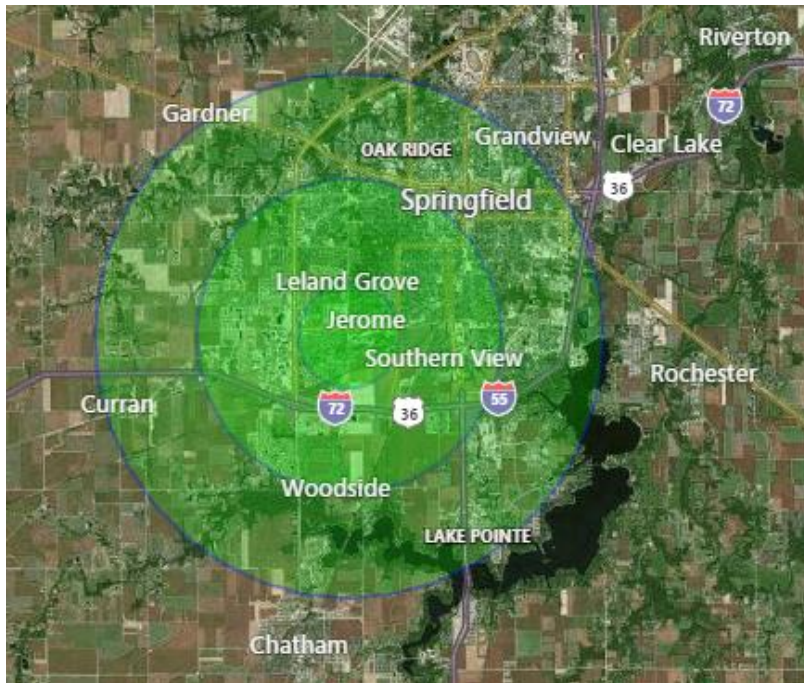
ADDRESS	3130 Chatham Rd, Suite C & D, Springfield, IL 62704
LEASE RATE	\$12.50/SF NNN
AVAILABLE SPACE	4,190 SF
LOT SIZE (ACRES)	2.12 AC
TAX PIN	28-08.0-300-052
ZONING	B-1





## 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)	10,864	59,994	111,743
2021 Population	10,611	59,526	110,999
2026 Population (Projected)	10,561	59,728	111,264

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	5,058	28,002	48,885
2026 Households (Projected)	5,066	28,241	49,340

### INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$39,972	\$43,150	\$37,664
2021 Median HH Income	\$57,801	\$62,140	\$57,980



# LOW AERIAL



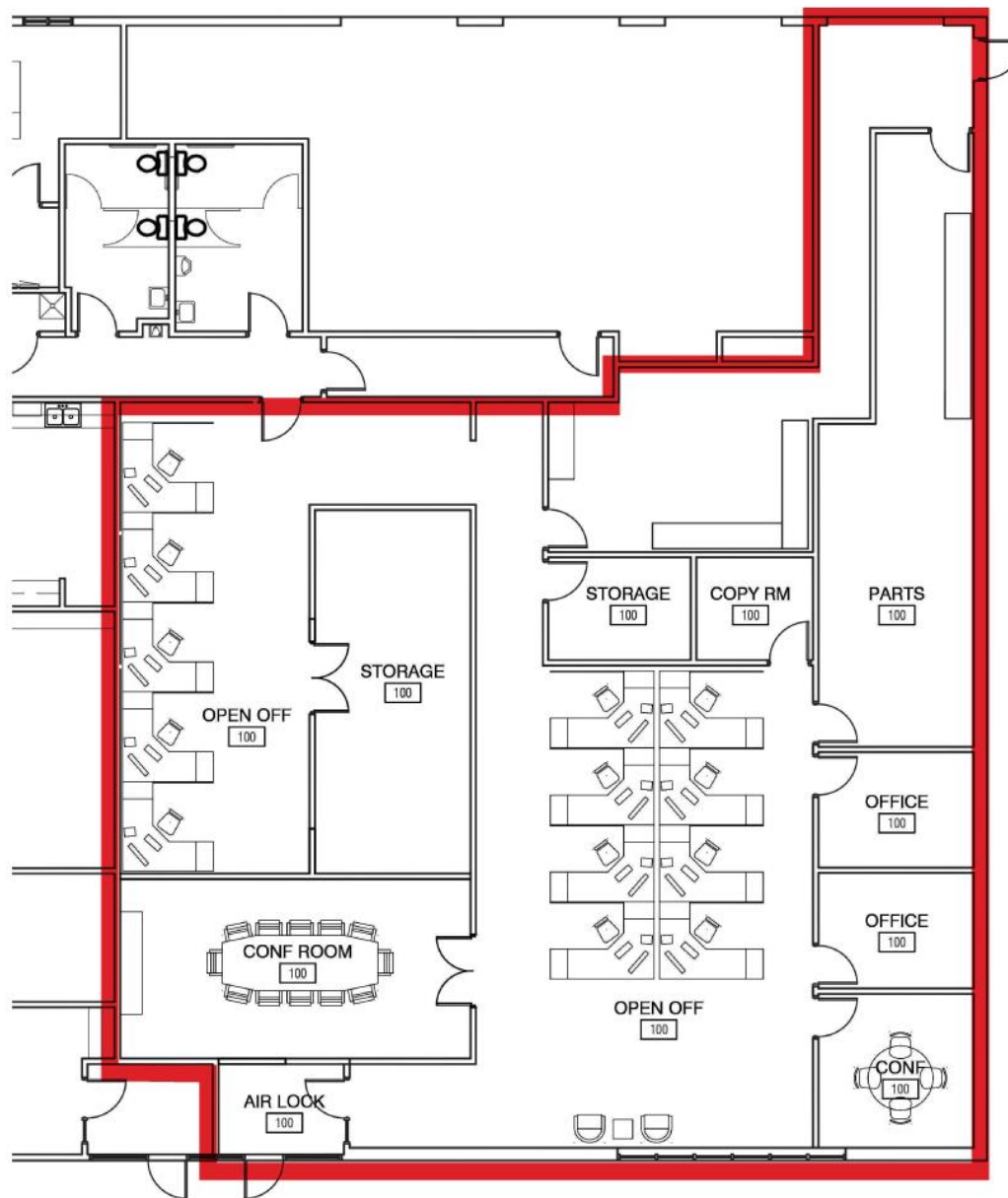


# HIGH AERIAL





# CURRENT FLOOR PLAN



# INTERIOR





# CONTACT



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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