

# OFFERING MEMORANDUM



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

**3120 S. 6<sup>th</sup> St**  
Springfield, IL 62703

**Park South In-line Storefront  
For Lease**

**Blake Pryor**

Brokerage

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# OVERVIEW

## PROPERTY OVERVIEW

Subject Property is an in-line store front in the high-traffic and highly visible Park South Development. The space was previously a hair salon and is mostly open with 2 restrooms, 1 private office, and a back storage area. The back storage area has a washer and dryer hook-up. Co-tenants include Edward Jones, Jimmy John's, World Finance, Sun Room Tanning, Delta Vapes, and Indian Cuisine. NNN estimate = \$6.25 psf.

Subject Property is a multi-unit strip center that fronts the busy S. 6<sup>th</sup> St corridor. It has traffic counts of 30,500 AADT, with access to I-55 and I-72 minutes away. Several nearby attractions include Starbucks, Taco Bell, KFC, U-Haul, DaVita Dialysis, Hertz, Walgreens, and a County Market-anchored shopping center

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by 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	3120 S. 6 <sup>th</sup> St, Springfield, IL 62703
AVAILABLE SPACE	1,747 SF
LEASE RATE	\$16.50 / SF / NNN
NNN ESTIMATE	\$6.25 / SF
ZONING	B-1
PARKING SPACES	65



## AREA OVERVIEW

The subject property is located in **Springfield, IL**. The property has access to Interstate 55 & 72 within minutes from the site.

The immediate trade area has a high density population, with several retailers, making this location in high demand..



### POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	5,499	57,154	120,855
2021 Population	5,364	54,998	118,516
2026 Population (Projected)	5,334	54,838	118,896

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	2,498	24,120	51,934
2026 Households (Projected)	2,484	24,053	52,074

### INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$26,196	\$30,081	\$33,995
2021 Median HH Income	\$44,634	\$51,686	\$60,108



# AERIAL



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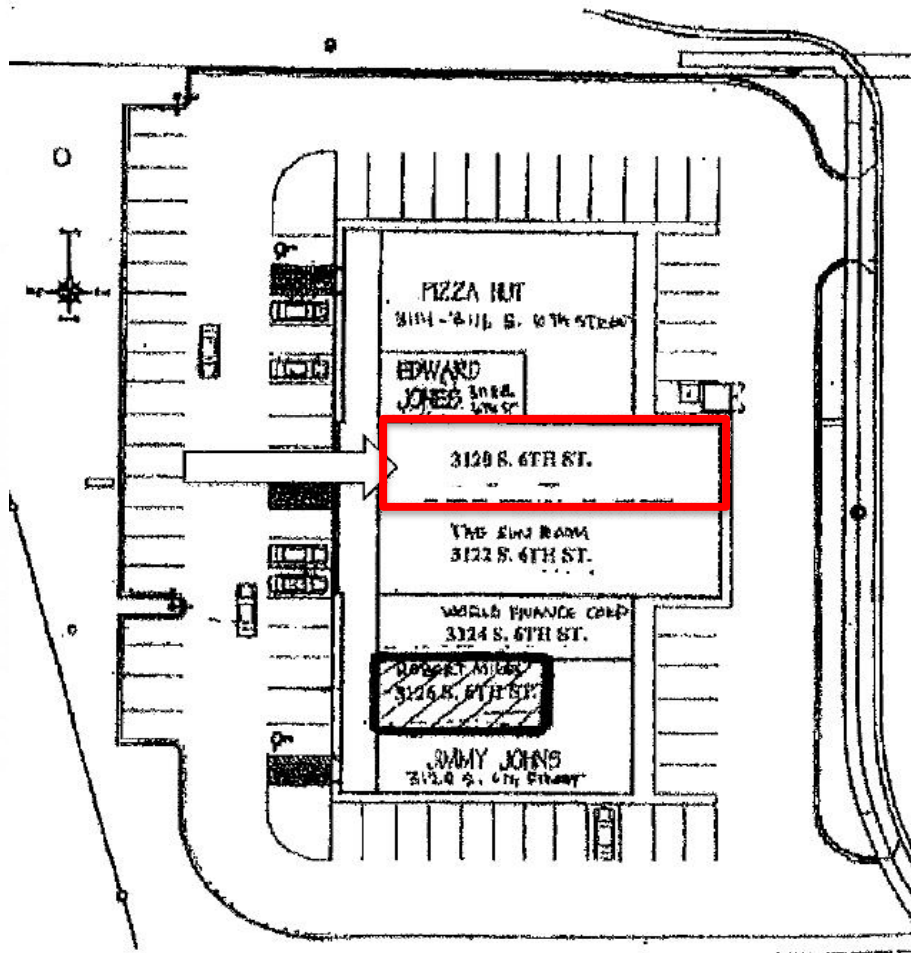


# SITE & FLOOR PLAN

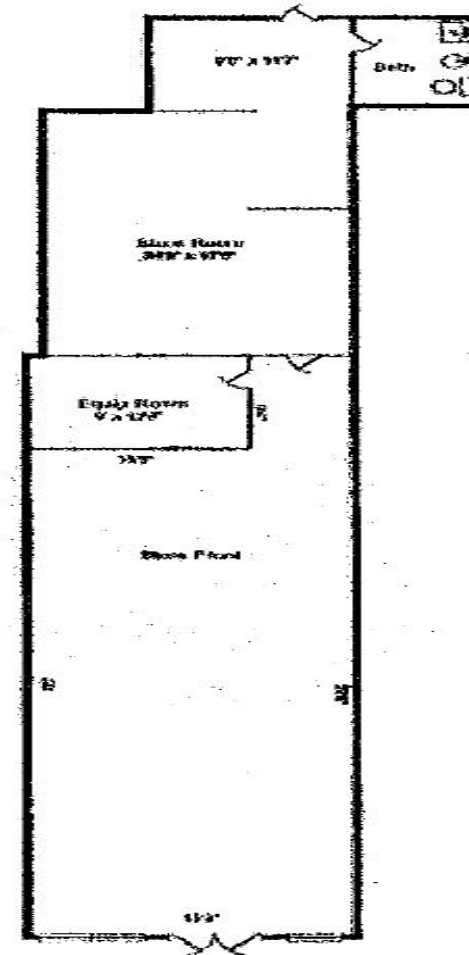


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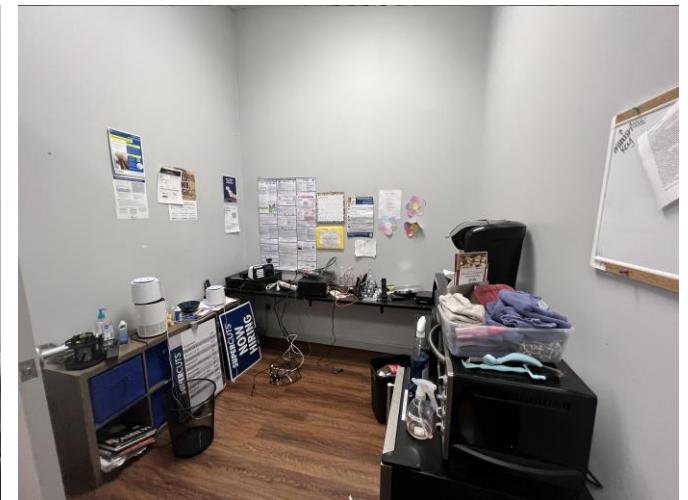
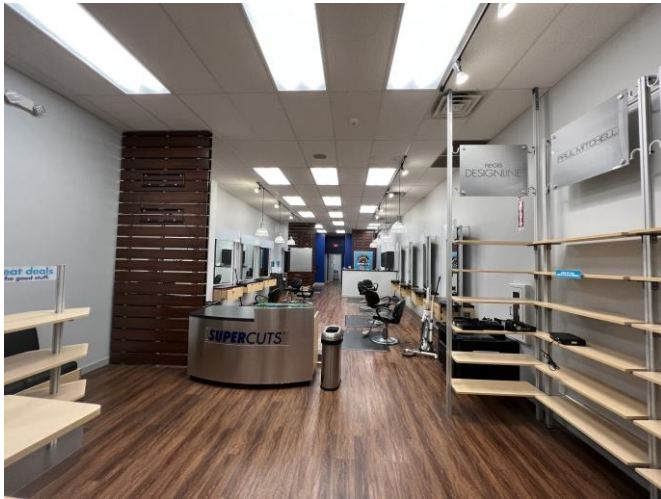
## SITE PLAN



## FLOOR PLAN



# INTERIOR





# CONTACT



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## BLAKE PRYOR

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## CBCDR MAIN OFFICE

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Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- 30,500 AADT along S. 6<sup>th</sup> St
- Great Visibility
- Mostly Open Layout
- Near Several Retailers/Destinations
- Good Co-Tenancy Mix
- Washer and Dryer Hook-up