

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3120 S. 6th St
Springfield, IL 62703

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



BLAKE PRYOR

Advisor

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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. 6th 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 th St, Springfield, IL 62703
AVAILABLE SPACE	1,747 SF
LEASE PRICE	\$16.50 / SF / NNN
NNN ESTIMATE	\$6.25 / SF
ZONING	B-1
PARKING SPACES	65



AERIAL



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

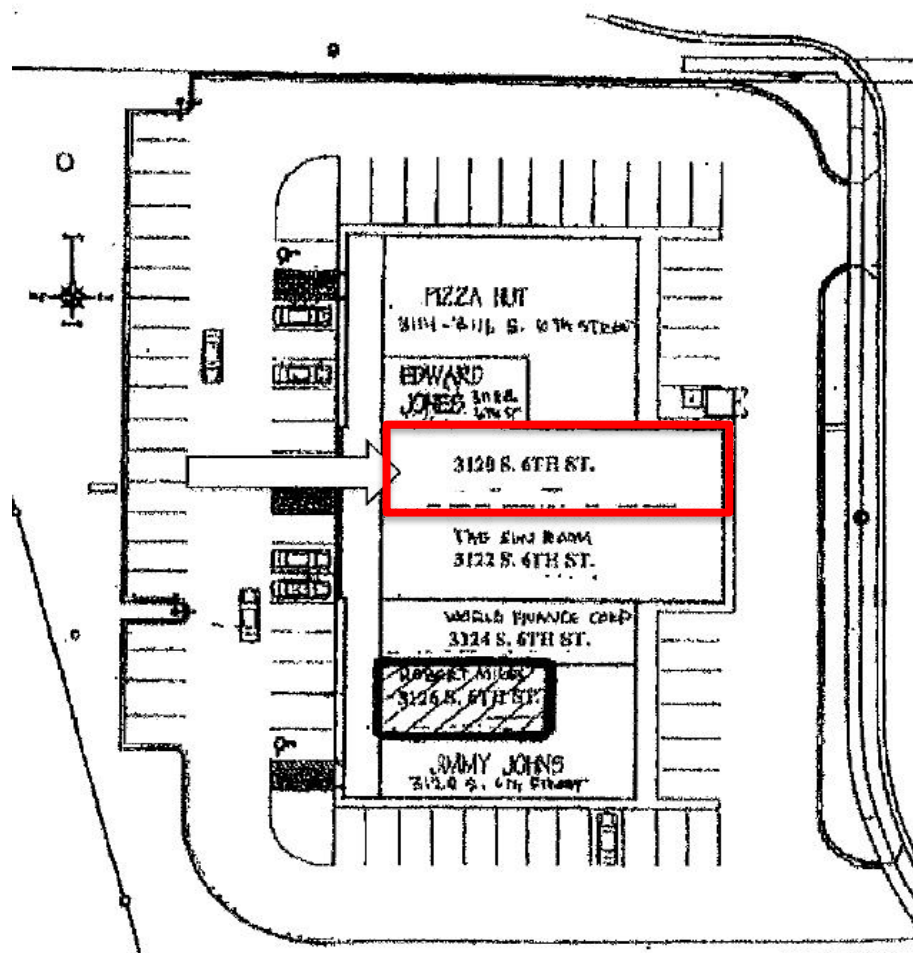


SITE & FLOOR PLAN

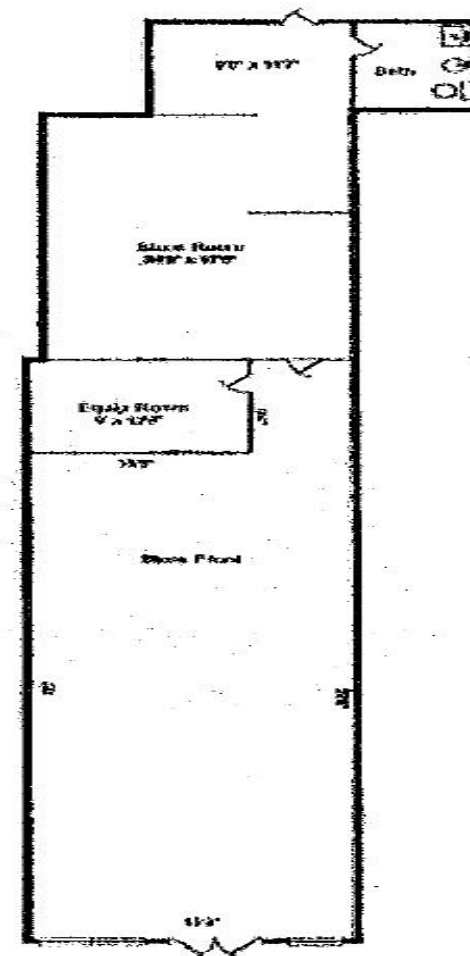


**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Site Plan



Floor Plan

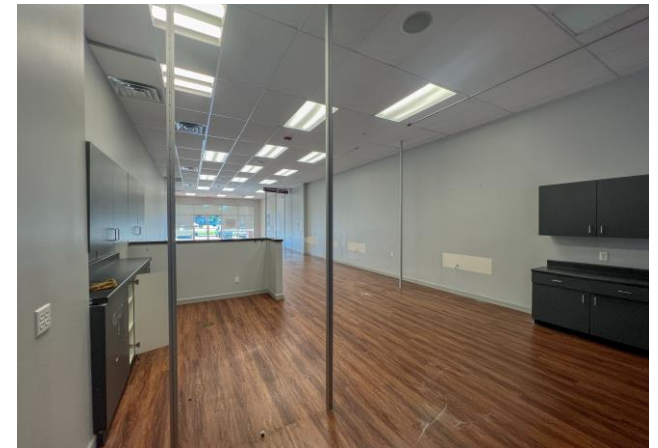


INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Open Layout



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Back Storage Area



DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	5,499	57,154	120,855
2022 Population	5,362	55,091	118,815
2027 Population (Projected)	5,329	54,859	119,194

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	2,497	24,166	52,067
2027 Households (Projected)	2,481	24,060	52,199

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$29,391	\$30,067	\$33,409
2022 Median Household Income	\$51,239	\$53,381	\$60,072
2022 Average Household Income	\$63,104	\$68,545	\$76,239



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR

Advisor

O: 217-547-6650

C: 217-725-9518

bpryor@cbcdr.com

CBCDR MAIN OFFICE

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

CBCDR.COM



PROPERTY HIGHLIGHTS

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