

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

615 W. Jefferson St
Springfield, IL 62702

- End-Cap Space with Covered Outdoor Dining Space/Beer Garden
- Newly Remodeled Building
- Controlled Access
- Ample Parking

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this end-cap office or retail space with a covered outdoor dining area/beer garden in a newly remodeled building.

The Landlord recently demoed the interior of 615 B to provide a shell for the next tenant's build out. It features an open area, one private room, a break room, one restroom, a storage area, and a 16' x 16' vault. The Landlord has a use variance to allow for a 2,000 SF of outdoor dining, which would be perfect for a beer garden and tap room. The newly remodeled exterior features a new façade, awnings, windows, and doors. There is ample off-street parking. Space is divisible, which Landlord will consider for qualified tenants.

Co-tenants include Smoothie King, Brewski's Pub, Help at Home, and a government agency. The trade area includes McDonald's, Burger King, Hardee's, Domino's Pizza, the Mid-Illinois Medical District, IL Dept of Public Health, Dept of Revenue, and Ace Hardware among many other state agencies, professional office, and restaurants.

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	615 W. Jefferson St, Suite B, Springfield, IL 62702
AVAILABLE SPACE	1,945 SF (+2,000 SF covered outdoor dining area)
LEASE PRICE	\$13.50 / SF / NNN
ZONING	B-1, Highway Business District
YEAR REMODELED	2019
PARKING SPACES	89



LOW AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



HIGH AERIAL



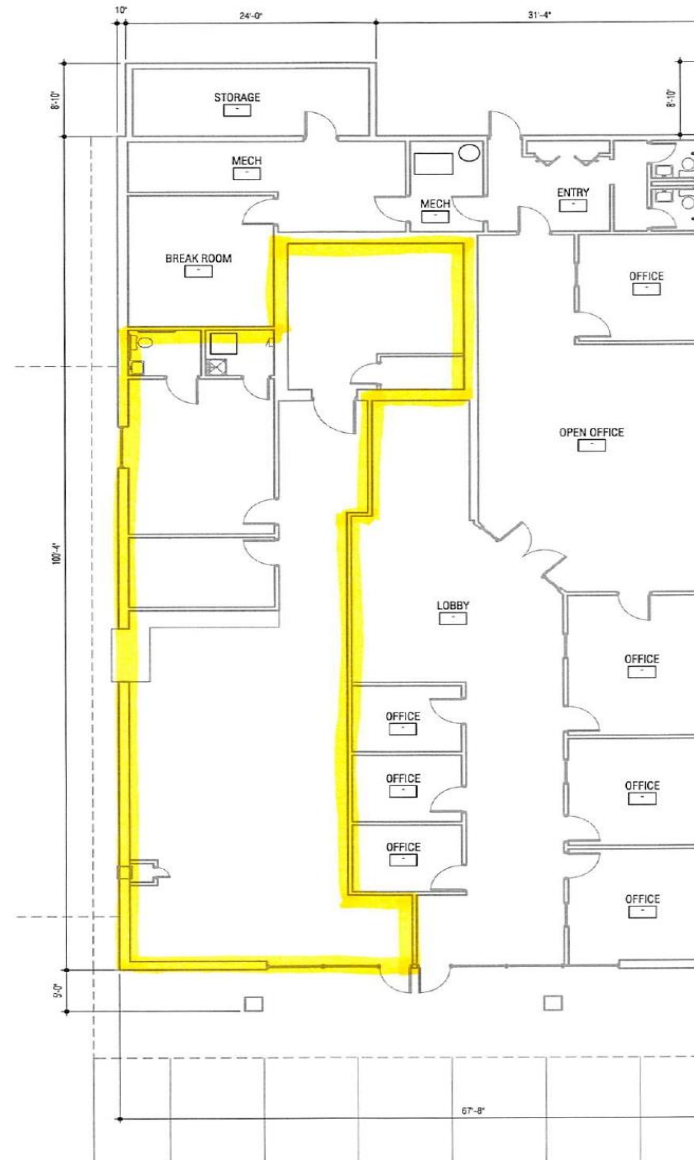
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



FLOOR PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



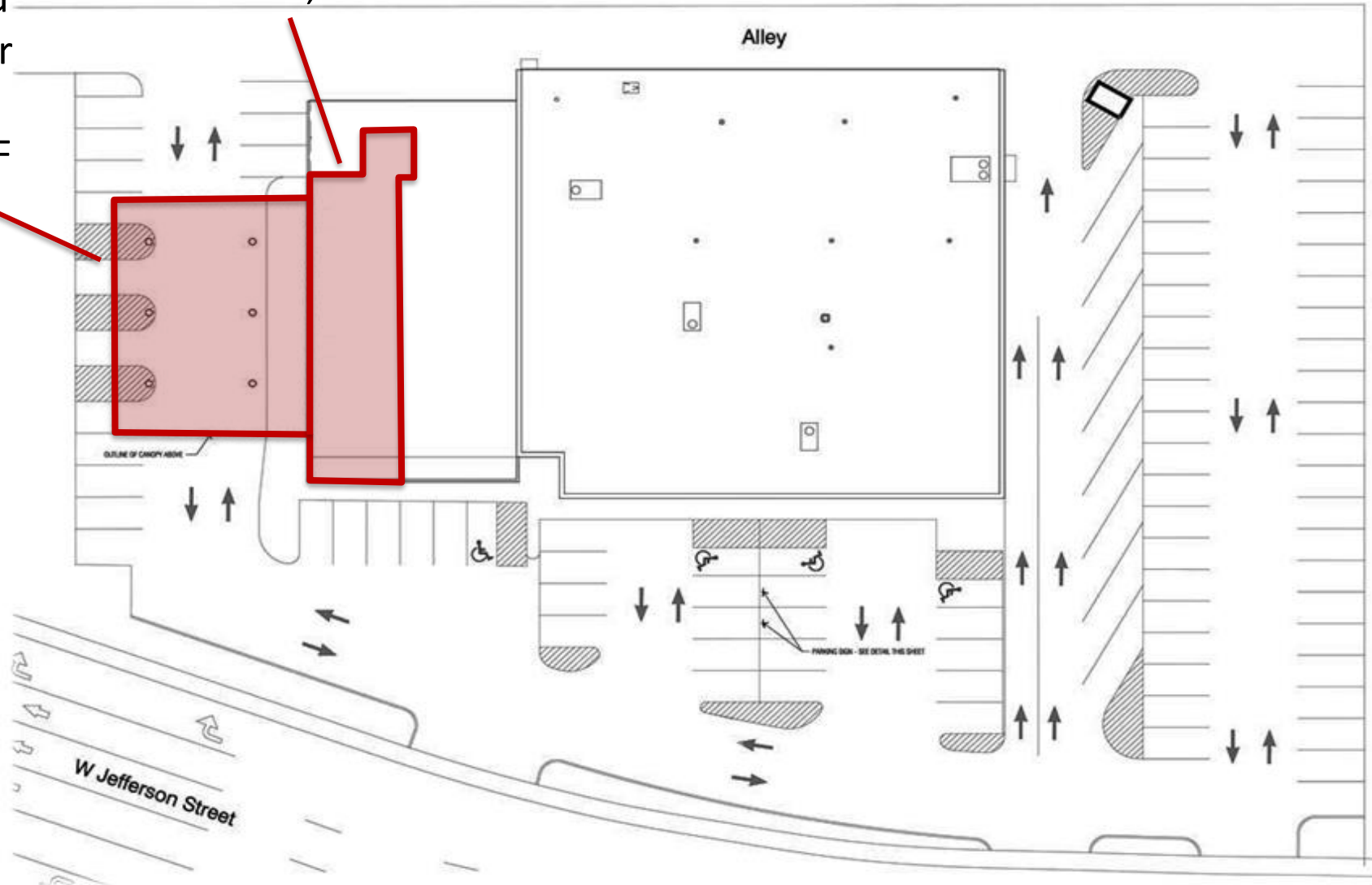
SITE PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Covered
Outdoor
Area –
2,000 SF

615 B – 1,945 SF



DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION

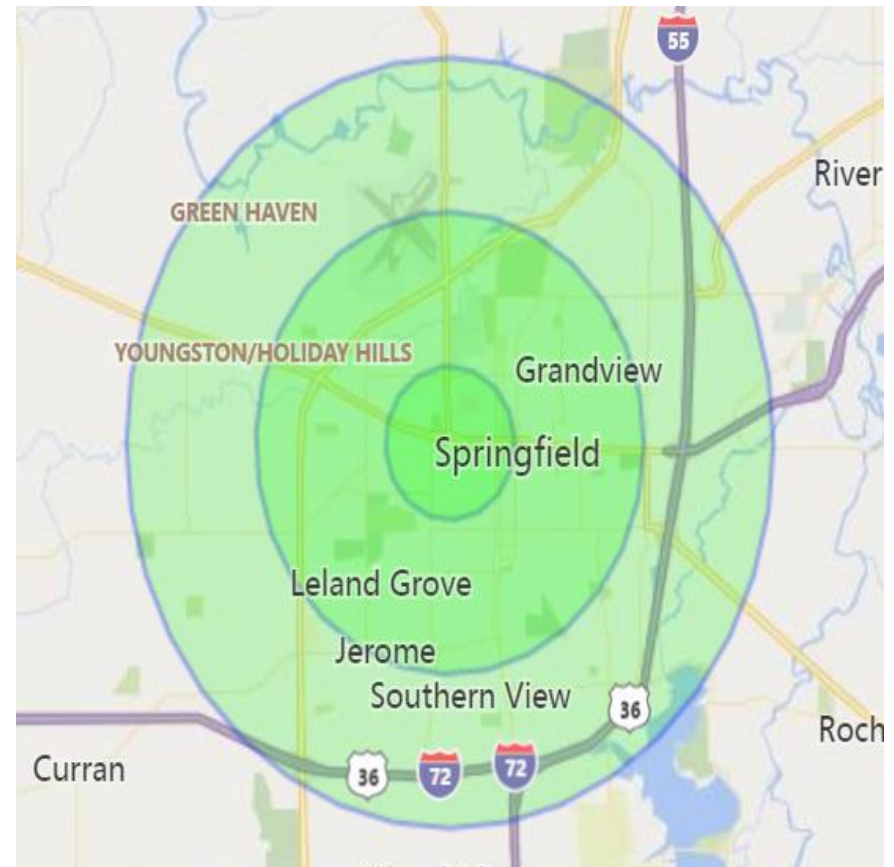
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	13,742	79,837	121,140
2022 Population	12,757	76,397	118,323
2027 Population (Projected)	12,668	75,762	118,609

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	6,051	34,310	52,395
2027 Households (Projected)	6,015	34,022	52,497

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$27,294	\$29,283	\$31,927
2022 Median Household Income	\$45,670	\$52,034	\$58,130
2022 Average Household Income	\$57,538	\$65,204	\$72,101



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

- End-Cap Space with Covered Outdoor Dining
- Controlled Access
- Newly Remodeled Building
- Ample Parking