OFFERING MEMORANDUM



3335 S. Veterans Pkwy

Springfield, IL 62704

Walmart-Anchored Outlot For Lease

- Second-Generation Restaurant
- Retrofit
- Build-to-Suit
- Ground Lease

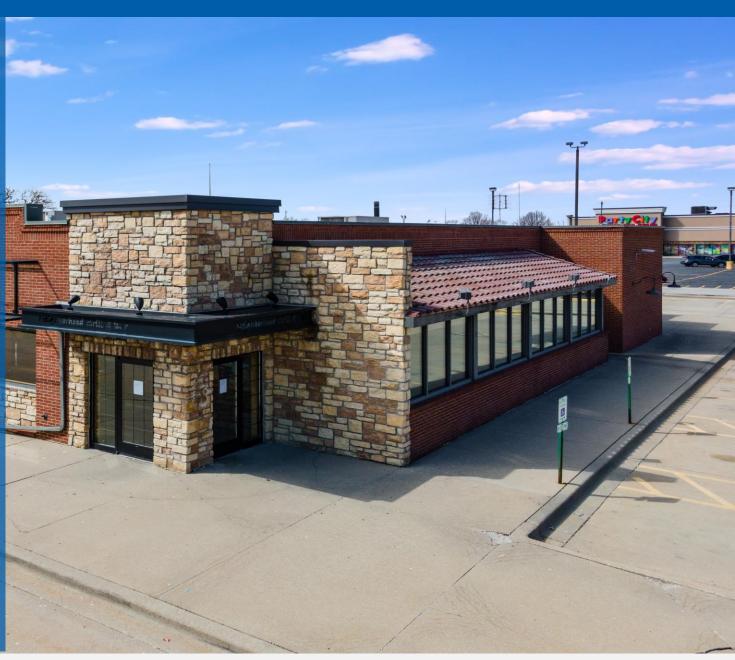
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USE AGREEMENT



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OVERVIEW



Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this former Walmart-Anchored Outlot For Lease. The Landlord would consider leasing the property as a second generation restaurant, a retrofit, a build-to-suit, and/or a ground lease.

The property is a former Applebee's restaurant consisting of a large kitchen, customer seating in multiple dining areas and a bar area, and two ADA-compliant restrooms. The kitchen contains a 10' heat capture hood ventilation system, a 10' grease hood ventilation system, 1-7' x 7' walk-in beer cooler, 1-17.5' x 7' walk-in cooler, and 1-10' x 7' walk-in freezer. Also, there is a 3-compartment sink, a vegetable prep sink, 2 handwashing sinks, a dishwashing tank, and various other fixtures and equipment. The bar contains a 4-bowl underbar sink, 2 ice chests, 2 cooler-freezers, and a handwashing sink.

The property is located in the Parkway Pointe Development on the southwest side of Springfield. Veterans Pkwy carries 30,300 AADT and Lindbergh Blvd carries 17,400 AADT for a combined 47,700 AADT along this hard signalized corner. It is minutes away from Interstate 72 and several large residential neighborhoods. Nearby attractions include Walmart, Target, Hobby Lobby, Starbucks, McDonald's, Portillo's, Wendy's, Aldi, and many others.

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.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

PROPERTY INFORMATION	
ADDRESS	3335 S. Veterans Pkwy, Springfield, IL 62704
AVAILABLE SPACE	5,500 SF
LOT SIZE	0.98 AC
LEASE PRICE	\$20.00 / SF / Absolute NNN
ZONING	S-2
YEAR BUILT	1992
PARKING SPACES	1/100 SF



AERIAL

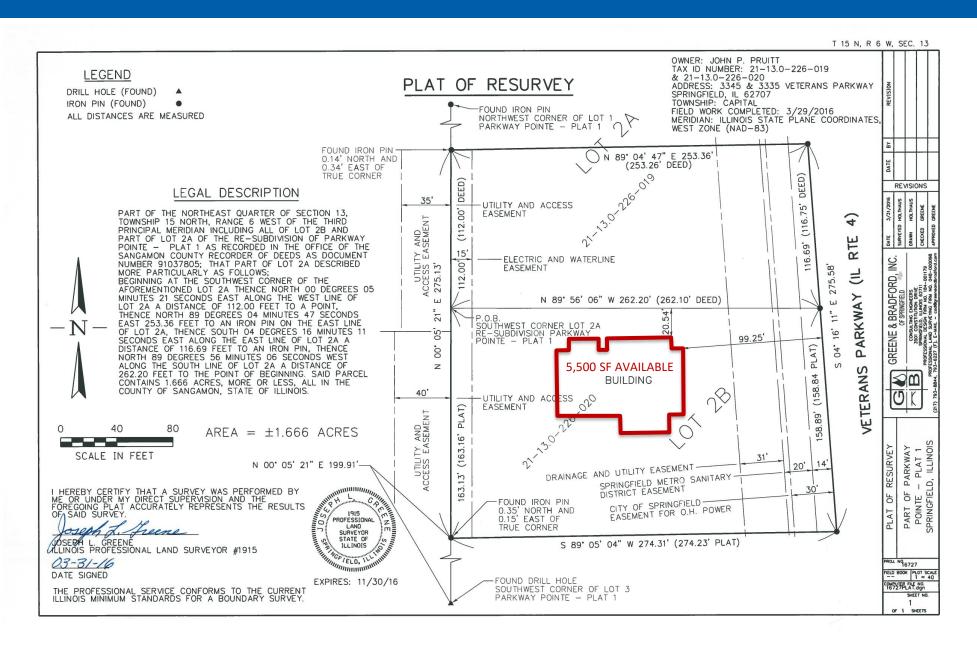




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SURVEY



EXTERIOR PHOTOS









INTERIOR PHOTOS









INTERIOR PHOTOS





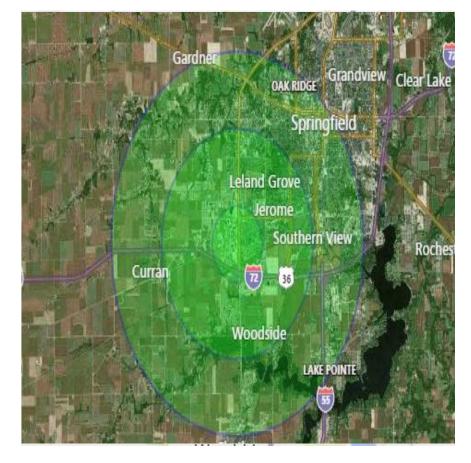




DEMOGRAPHICS



POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	4,820	37,967	98,372
2021 Population	4,719	39,036	99,013
2026 Population (Projected)	4,716	39,930	100,651
HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2021 Households	2,125	17,875	44,054
2026 Households (Projected)	2,120	18,236	44,704
INCOME	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$38,712	\$46,082	\$37,508
2021 Median HH Income	\$67,101	\$77,214	\$65,606



CONTACT





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PROPERTY HIGHLIGHTS

- Walmart-Anchored Outlot
- Second-Generation Restaurant
- Retrofit/Build-to-Suit/Ground Lease
- Combined Traffic Count: 47,700

AADT

• High Retail & Residential Density