

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2524 N. Dirksen Pkwy**  
Springfield, IL 62702

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**1,250 SF Retail Space Near  
Lowe's and Walmart For  
Lease**

**BLAKE PRYOR**

Illinois Licensed Real Estate Broker

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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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# OVERVIEW



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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this retail space in a strip mall located in front of Lowe's and Walmart in Springfield, IL. The center has both frontage on and visibility from N. Dirksen Pkwy with traffic counts of 26,300 AADT. It serves the Springfield MSA among other surrounding communities near Interstate 55 (<1 mile southeast). The center is situated in front of Lowe's Home Improvement and Walmart Supercenter among many other major retailers (Menards, Farm & Home Supply, Club Car Wash, Goodwill, Aldi, and Harley-Davidson). The strip mall has great co-tenancy: Penn Station, Dotty's, Nails by Nini, and a tobacco & vape shop that is coming soon.

The space has a flexible layout that can accommodate many uses. The floor plan consists of an open showroom/sales floor, an open stockroom/storage area, and a single ADA-compliant restroom.

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	2524 N. Dirksen Pkwy, Springfield, IL 62702
AVAILABLE SPACE	1,250 SF
LEASE PRICE	\$15.00 / SF / NNN
NNN ESTIMATE	\$5.50 / SF
ZONING	S-2
YEAR RENOVATED	2014
PARKING SPACES	80





# AERIAL



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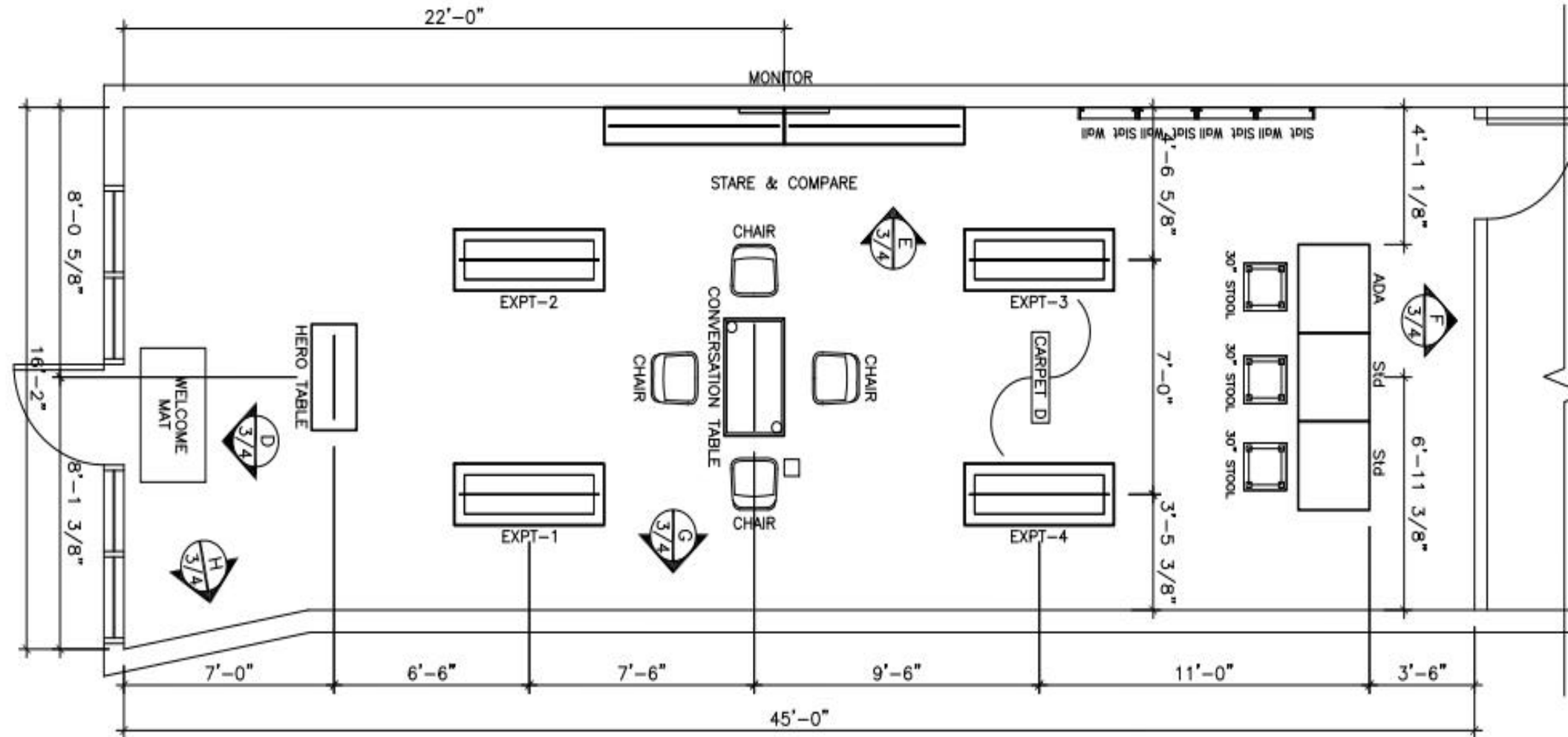




# FLOOR PLAN



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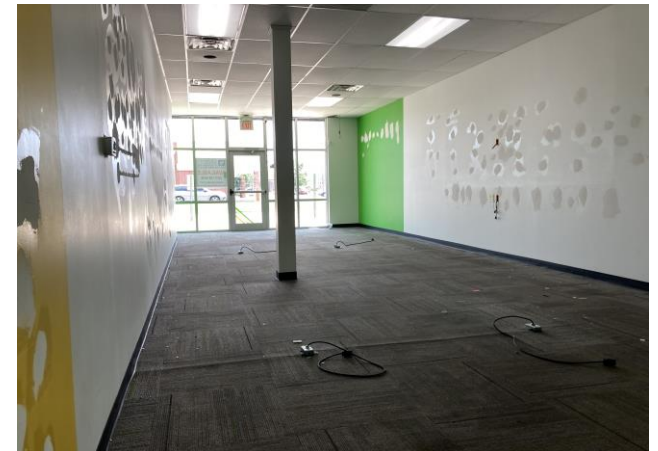


# INTERIOR PHOTOS



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## Showroom



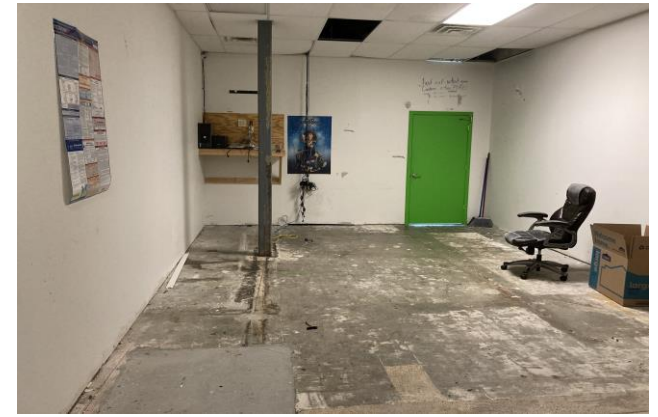


# INTERIOR PHOTOS



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## Stockroom





# DEMOGRAPHICS



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## POPULATION

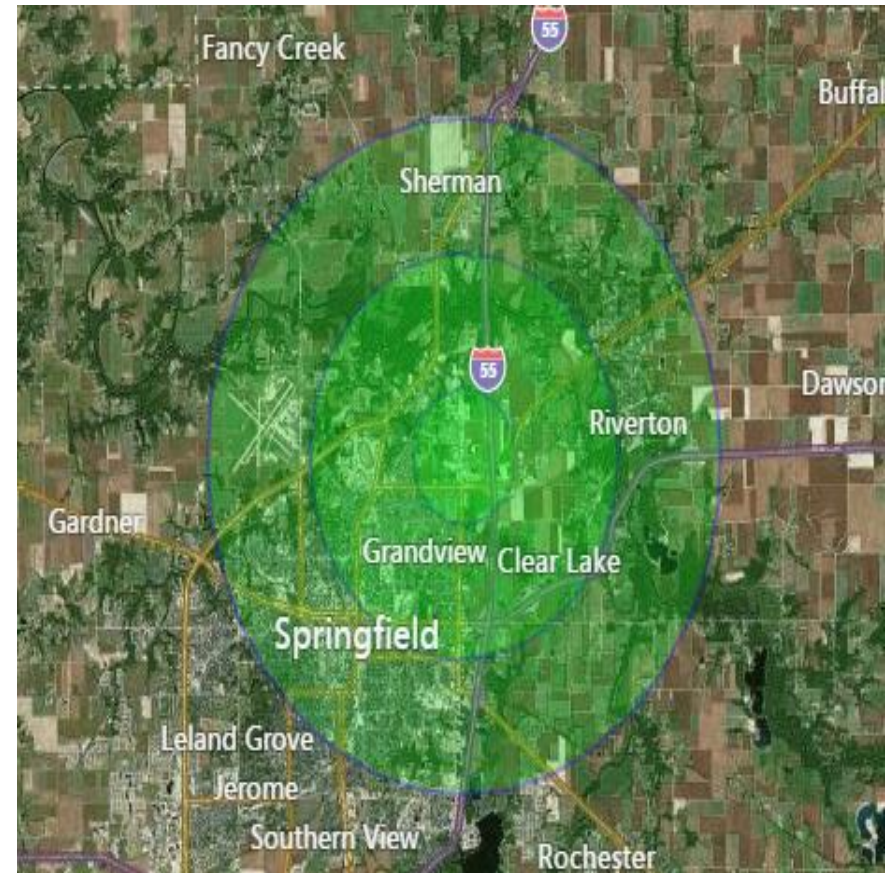
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	4,026	30,347	77,536
2021 Population	3,780	28,681	74,378
2026 Population (Projected)	3,754	28,379	74,135

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	1,586	12,061	31,376
2026 Households (Projected)	1,576	11,929	31,262

## INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$29,177	\$23,487	\$25,706
2021 Median HH Income	\$62,645	\$46,961	\$49,352





# CONTACT



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Flexible Layout
- 1 Mile Southeast of Interstate 55
- Traffic Count: 26,300 AADT
- North Dirksen Frontage and Visibility
- Near Lowe's and Walmart
- Great Co-Tenancy