

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3028 Stanford Ave
Springfield, IL 62702

**Second-Generation Restaurant
For Sale or Lease**

BLAKE PRYOR

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale or lease this second-generation restaurant in Springfield, IL.

The layout consists of 2 dining areas totaling 1,145 SqFt, a 988 SqFt full commercial kitchen, 2 ADA-compliant restrooms, and a 624 SqFt addition to the existing building. The kitchen has the essential restaurant fixtures (a 20' Ansul hood ventilation system, a 3-compartment sink, 3 handwashing sinks, and a 100-gal water heater) in place, and a dedicated prep area. The addition contains a 22' x 10' walk-in cooler, a 7.5' x 10' walk-in freezer, dry storage, and a small office. All furniture and equipment are negotiable.

The site is located west of S. Dirksen Pkwy and Interstate 55/72 on the southeast side of Springfield. It has visibility from Dirksen Parkway (12,300 AADT) and Interstate 55/72 (52,400 AADT). It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotels brands (IHG, Marriott, and Wyndham), and popular restaurants (Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks). The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area. Also, there is shopping, entertainment, and many other amenities near the site.

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

3028 Stanford Ave, Springfield, IL 62702

AVAILABLE SPACE

4,374 SF

ASKING PRICE

\$650,000

LEASE RATE

\$15.00 / SF / Absolute NNN

ZONING

B-1, Highway Business District

YEAR BUILT | REMODELED

2003 | 2012

PARKING

51 Spaces



AERIAL



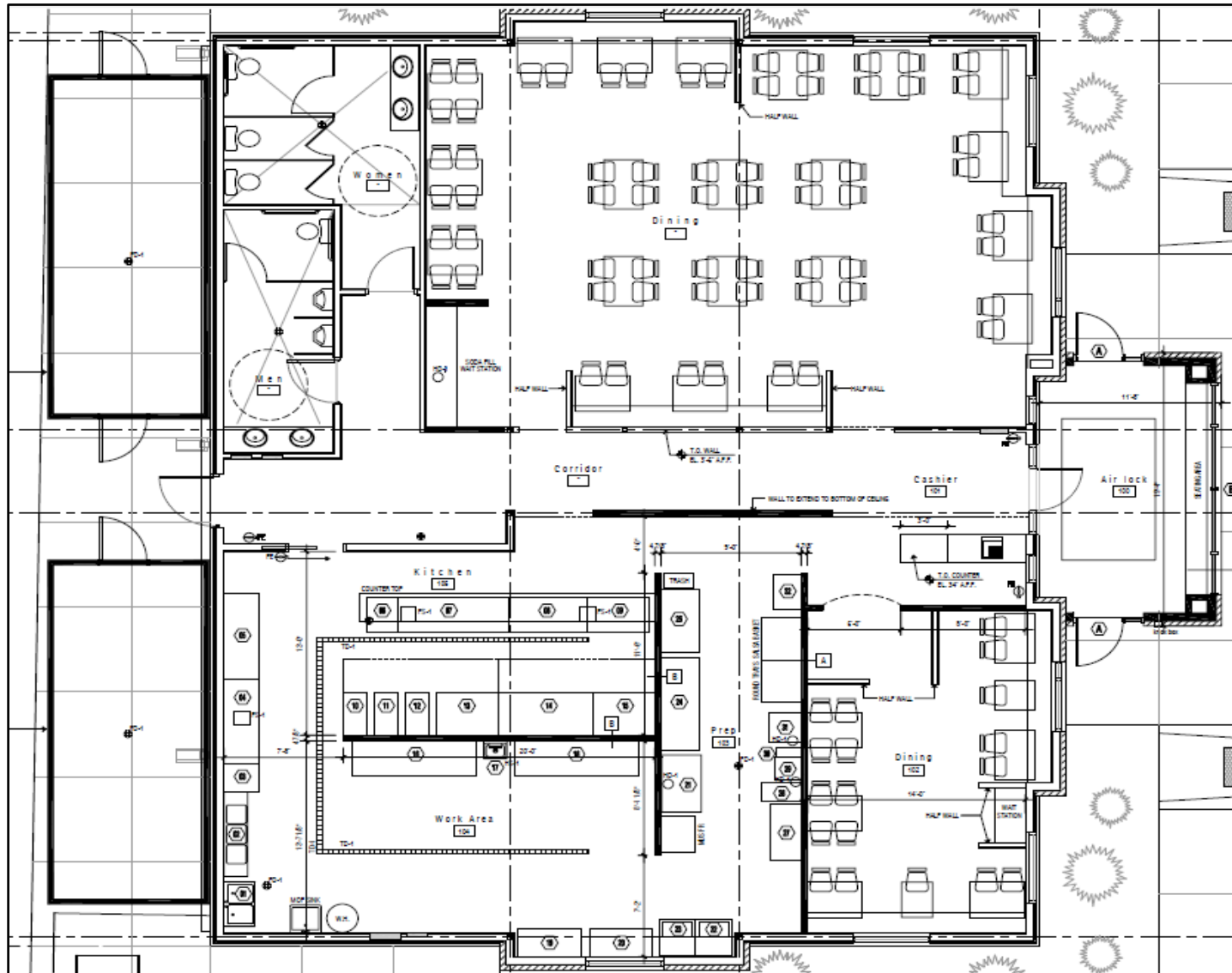
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FLOOR PLAN



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EXTERIOR PHOTOS



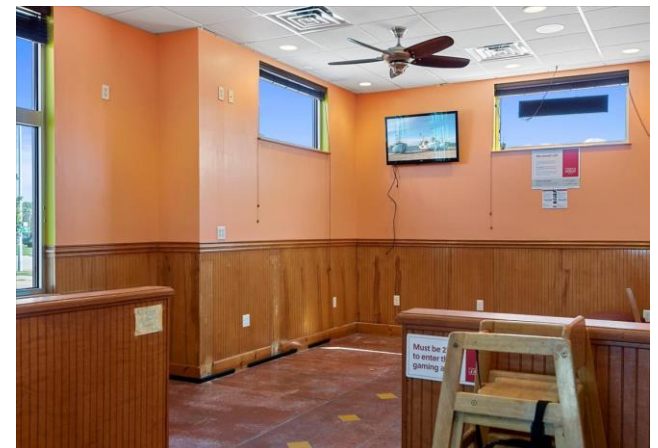
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INTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS



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POPULATION

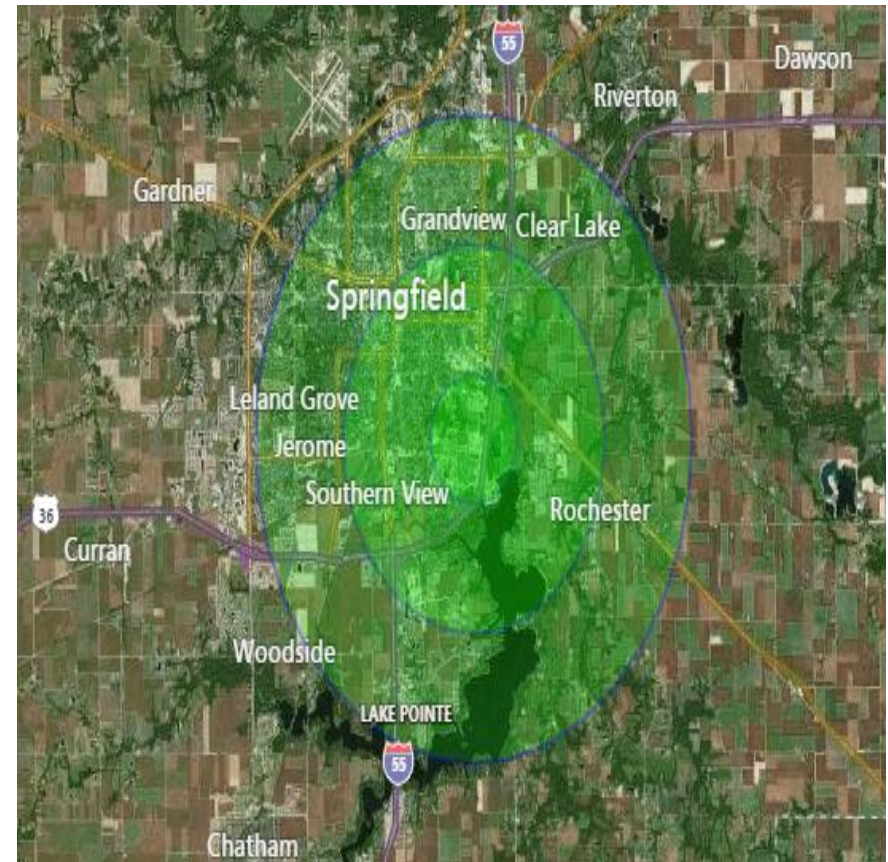
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,310	41,850	108,749
2022 Population	3,303	40,868	105,048
2027 Population (Projected)	3,299	40,745	104,574

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	1,309	16,706	45,388
2027 Households (Projected)	1,307	16,654	45,169

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$19,270	\$24,896	\$30,180
2022 Median Household Income	\$36,104	\$48,390	\$55,962
2022 Average Household Income	\$48,645	\$60,905	\$69,849



CONTACT



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PROPERTY HIGHLIGHTS

- Second-Generation Restaurant
- Near Interstate 55 & 72
- 624 SqFt Addition (2012)
- Proximate to Hotels, Restaurants and Large Workforce
- Good Visibility