

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3028 Stanford Ave**  
Springfield, IL 62702

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



**BLAKE PRYOR**

Advisor

O: 217.547.6650

C: 217.725.9518

[bprior@cbcdr.com](mailto:bprior@cbcdr.com)

# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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**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



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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 main dining area (1,107 SqFt) seats 80 customers, and the additional dining area (308 SqFt) became a gaming room but could seat up to 20 more customers. 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), furniture/equipment (fryers, grills, a griddle, a convection oven, a dishwasher, refrigerators, prep tables, etc.) 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.

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

<b>ADDRESS</b>	<b>3028 Stanford Ave, Springfield, IL 62702</b>
<b>AVAILABLE SPACE</b>	4,374 SF
<b>ASKING PRICE</b>	\$650,000
<b>LEASE RATE</b>	\$15.00 / SF / Absolute NNN
<b>ZONING</b>	B-1, Highway Business District
<b>YEAR BUILT   REMODELED</b>	2003   2012
<b>PARKING</b>	51 Spaces



# AERIAL



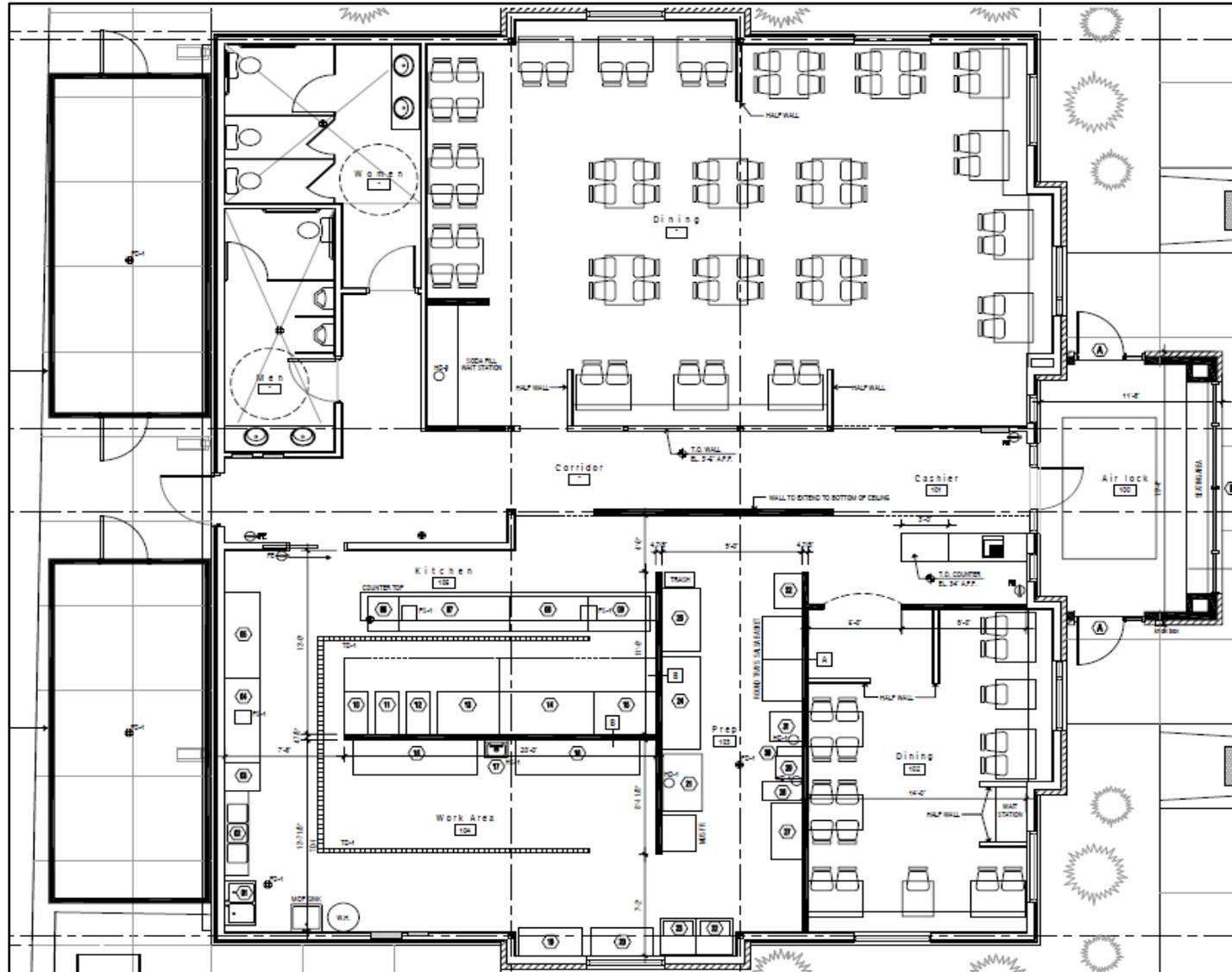
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# FLOOR PLAN



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# EXTERIOR PHOTOS



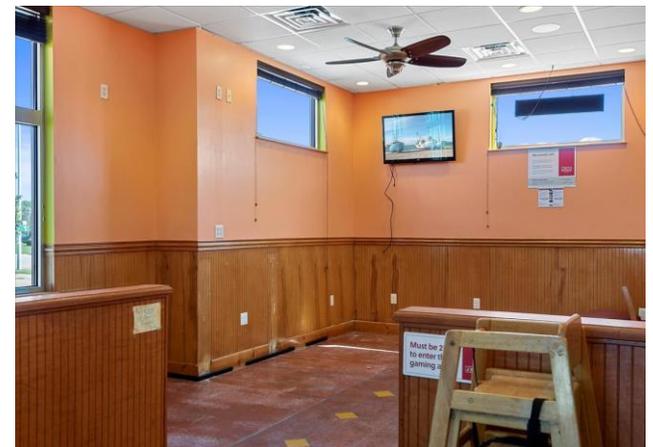
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# INTERIOR PHOTOS



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# INTERIOR PHOTOS



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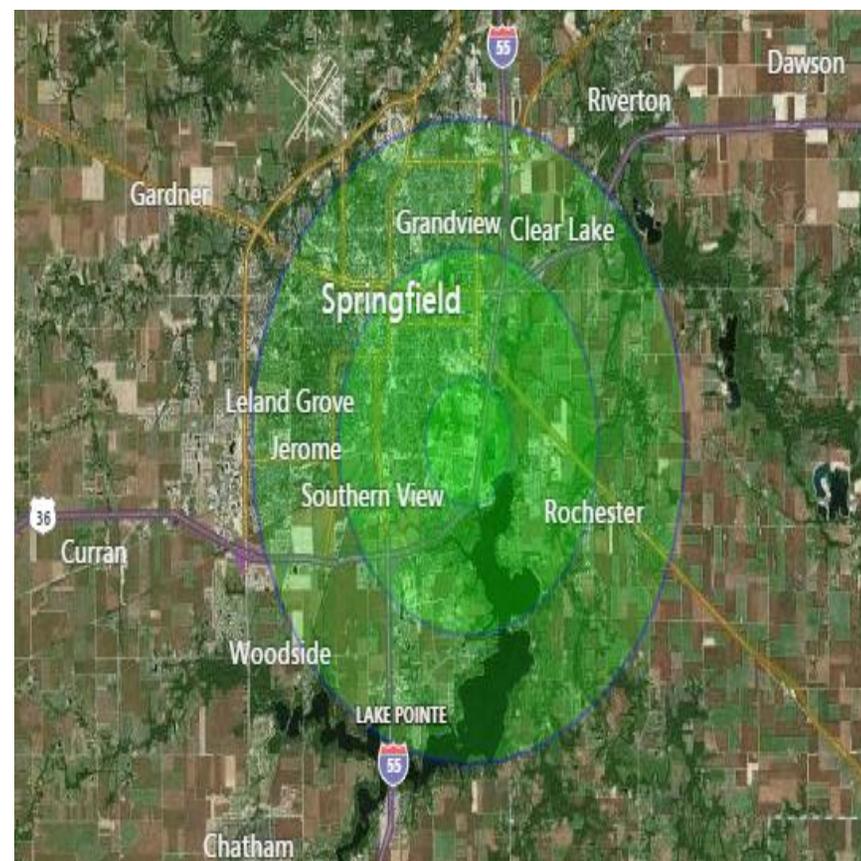
# DEMOGRAPHICS



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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Advisor

O: 217-547-6650

C: 217-725-9518

[bpryor@cbsdr.com](mailto:bpryor@cbsdr.com)

## CBCDR MAIN OFFICE

201 W. Springfield Ave., 11<sup>th</sup> Floor  
Champaign, IL 61820

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



## PROPERTY HIGHLIGHTS

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