THE YARD SHOPPING CENTER

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

1650 Wabash Ave
Springfield, IL 62704

AVAILABLE

Suite D:	7,022 SF
Suite E:	4,500 SF
Suite G:	3,750 SF
TOTAL:	15,272 SF



BLAKE PRYOR, CCIM
Vice President

O: 217.547.6650
C: 217.725.9518
bpryor@cbcdr.com

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DEVONSHIRE REALTY
Springfield, IL
217-547-6650

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OVERVIEW

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer three (3) spaces for lease at The Yard Shopping Center in Springfield, IL.

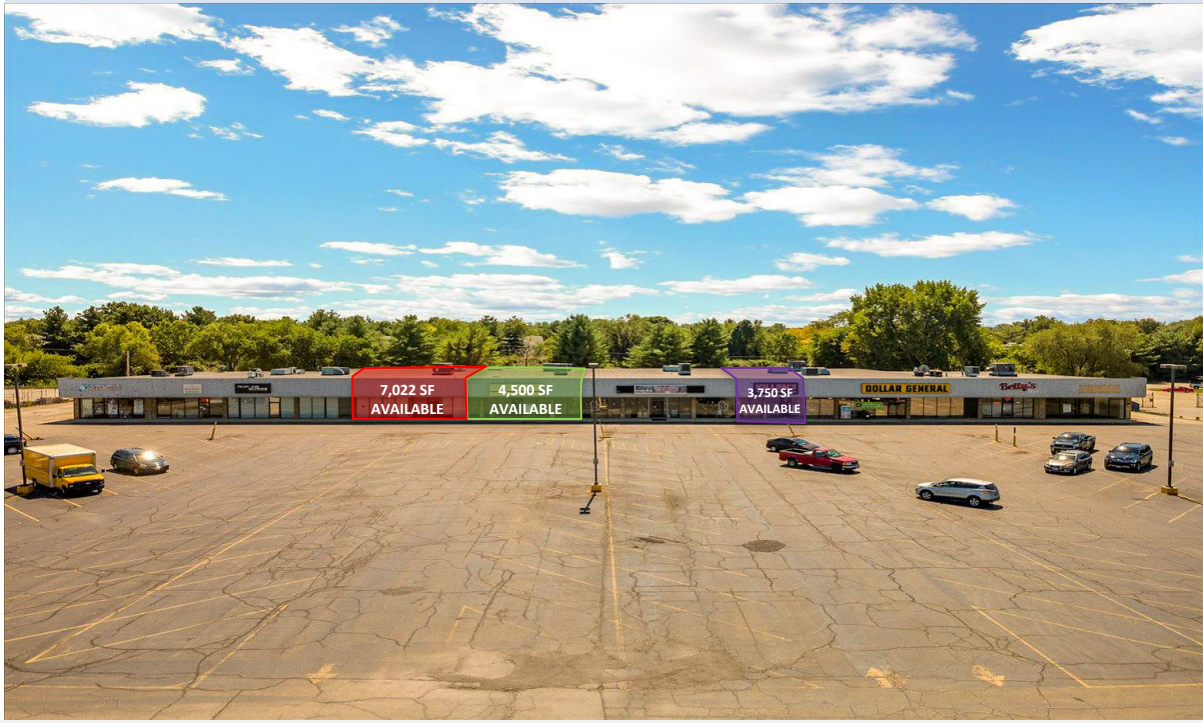
Suite D (7,022) was remodeled in 2023 including updates to electrical, flooring, HVAC, plumbing, and paint. It is set up as office space with several private offices, a conference room, an open floor area, a data processing room, 2 restrooms, and a storage area with a workbench and cages. **Suite E (4,500 SF)** has an open floor plan with 2 restrooms. **Suite G (3,750 SF)** was recently painted and cleaned out, and has an open floor plan in the front with several rooms for offices or storage in the back and 2 restrooms. Co-tenants include Dollar General, Salon Centric, Betty's Place, Capital Bazzar Indian Grocery & Halal Meat Store, and Amazing Xscapes. The Landlord could **assemble Suites D & E to create 11,522 SF**.

The Yard is a large shopping center with frontage along the popular and highly desirable Wabash Ave near White Oaks Mall. It has traffic counts of 25,100 AADT. The site has great retail density and plenty of rooftops to absorb all the activity. Nearby attractions include several big box retailers (Schnuck's, Ashley Furniture, Ace Hardware, Jeffrey Alans), QSRs (McDonald's, Dairy Queen, Subway, Hardee's, Steak 'n Shake, Sonic), and various shopping (Goodwill and Planet Fitness).

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	**1650 Wabash Ave, Springfield, IL 62704**
AVAILABLE SPACE	Individual Suites: 3,750 – 7,022 SF Up to 11,522 SF Contiguous
LEASE RATE	$8.00 / SF / NNN
NNN ESTIMATE	$1.50 / SF
ZONING	B-1, Highway Business Service District
YEAR BUILT	1976
PARKING	169 Spaces

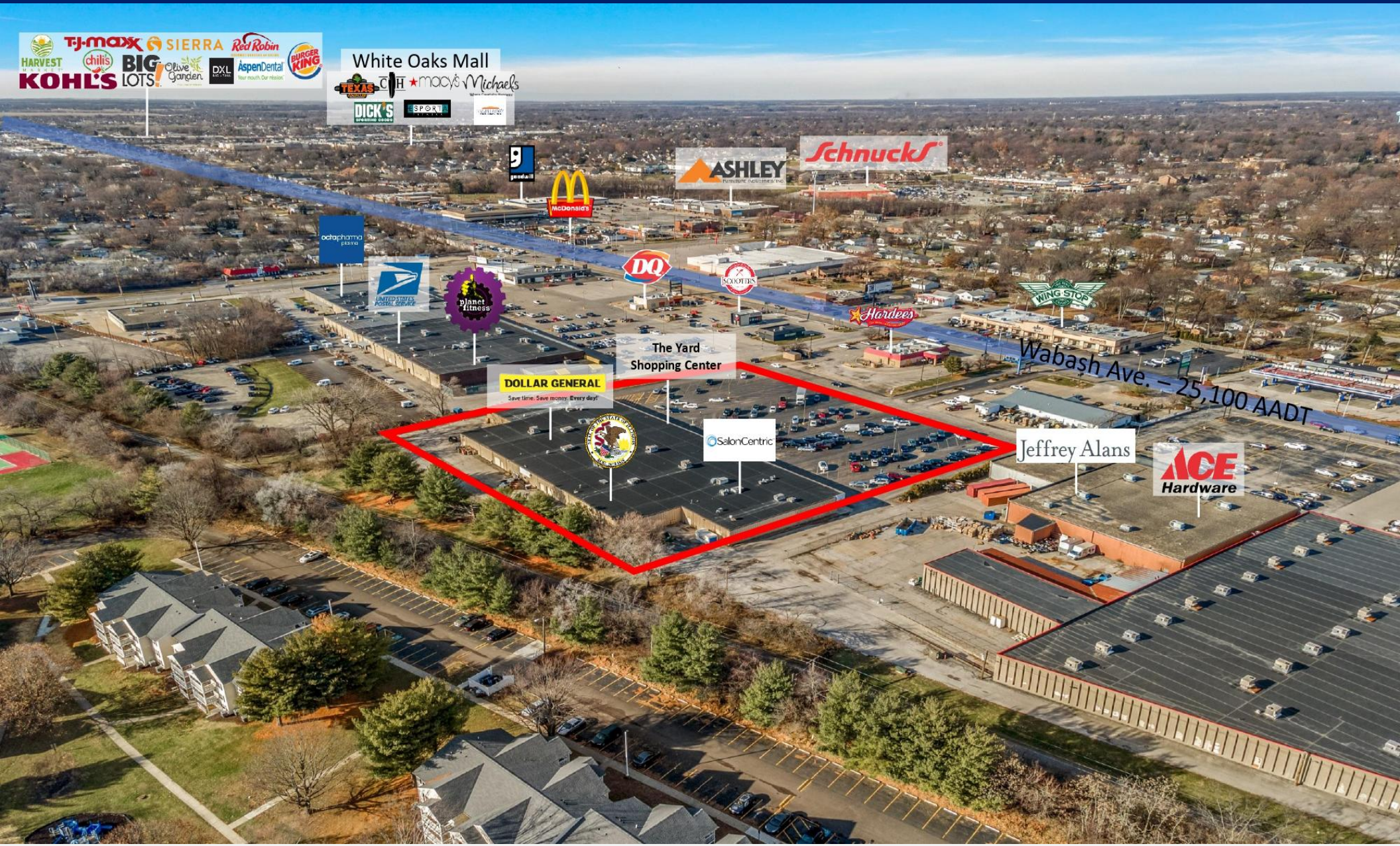


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AERIAL

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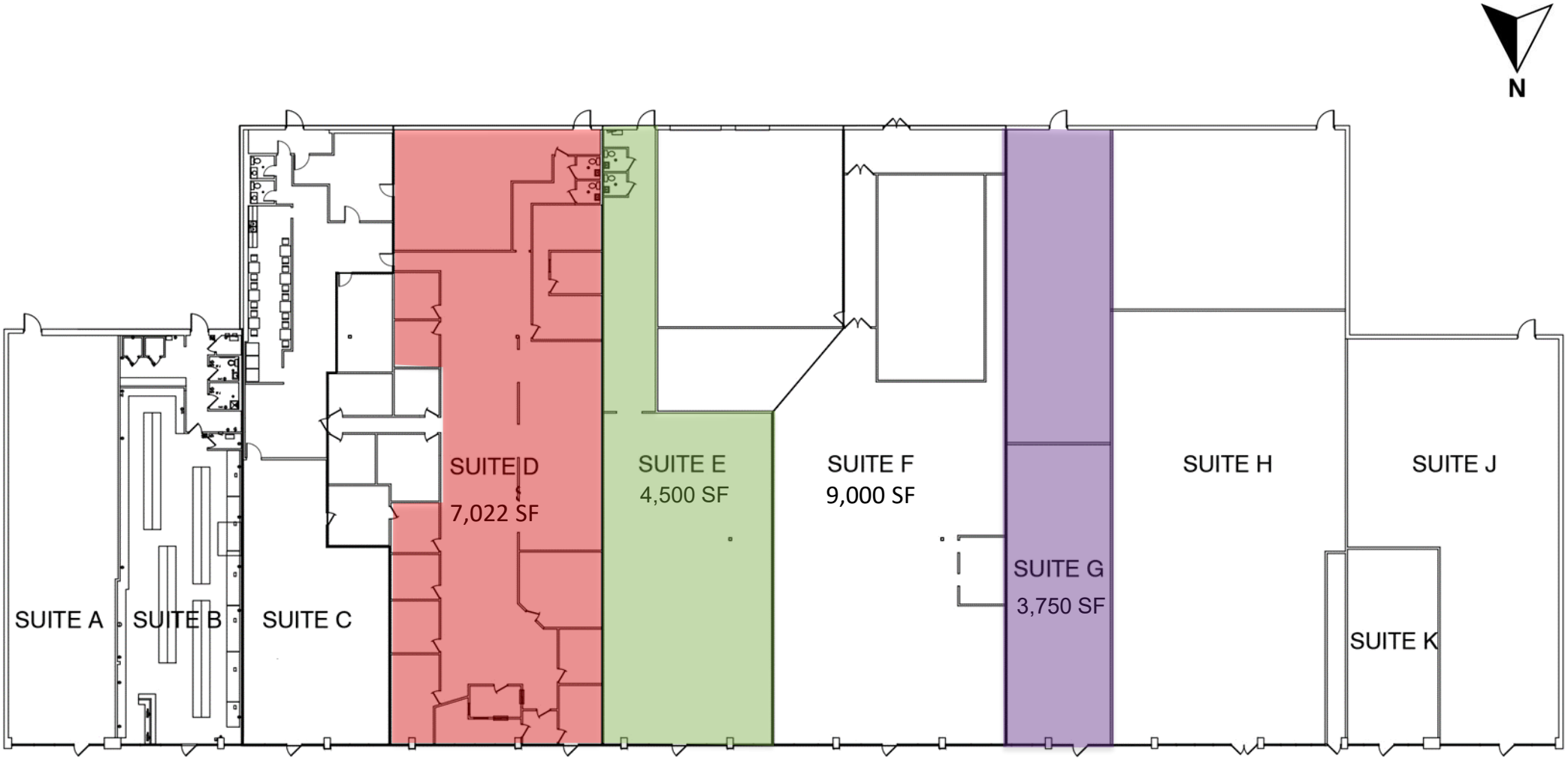


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BUILDING LAYOUT

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EXTERIOR PHOTOS

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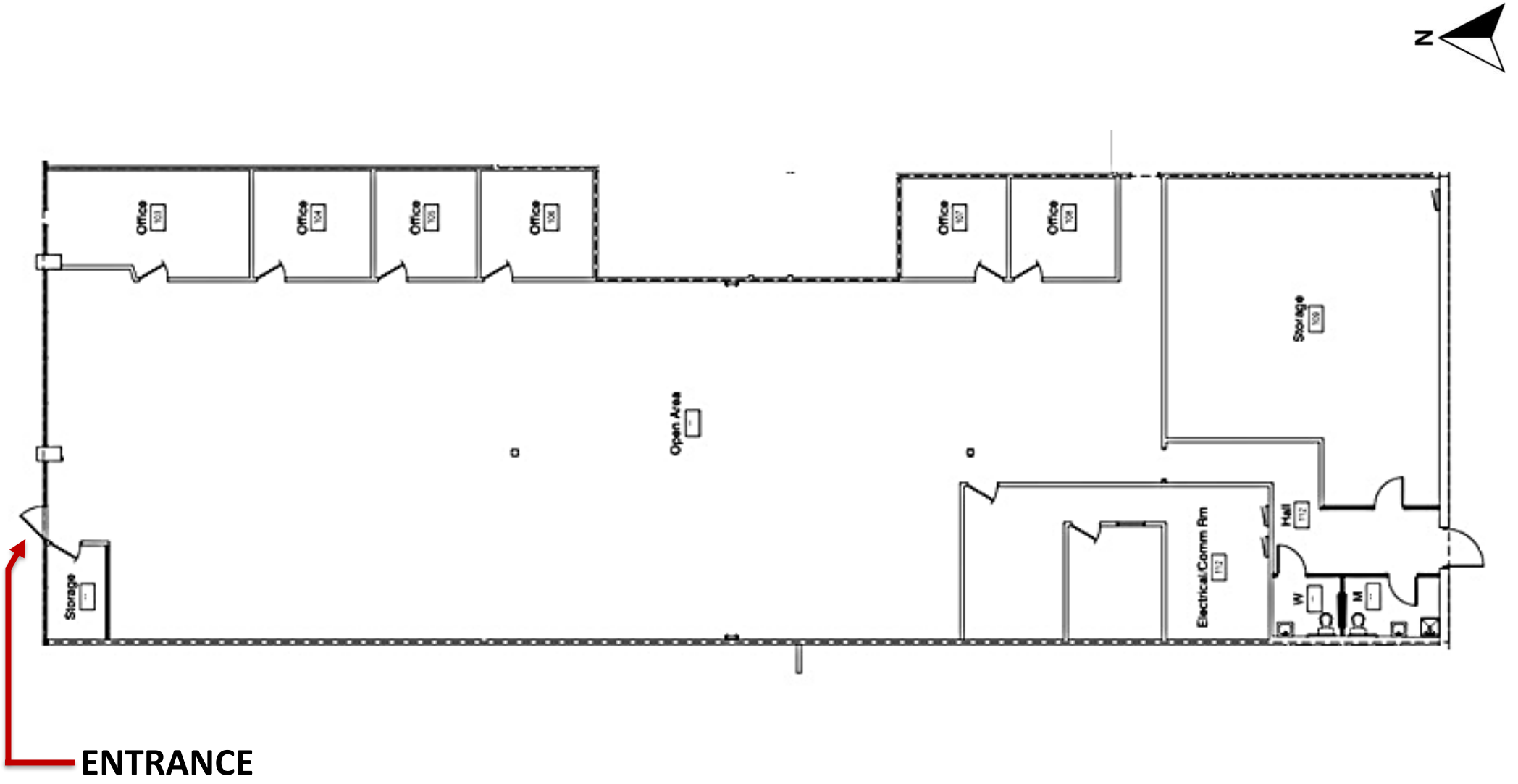


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SUITE D FLOOR PLAN

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INTERIOR PHOTOS

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Suite D – 7,022 SF







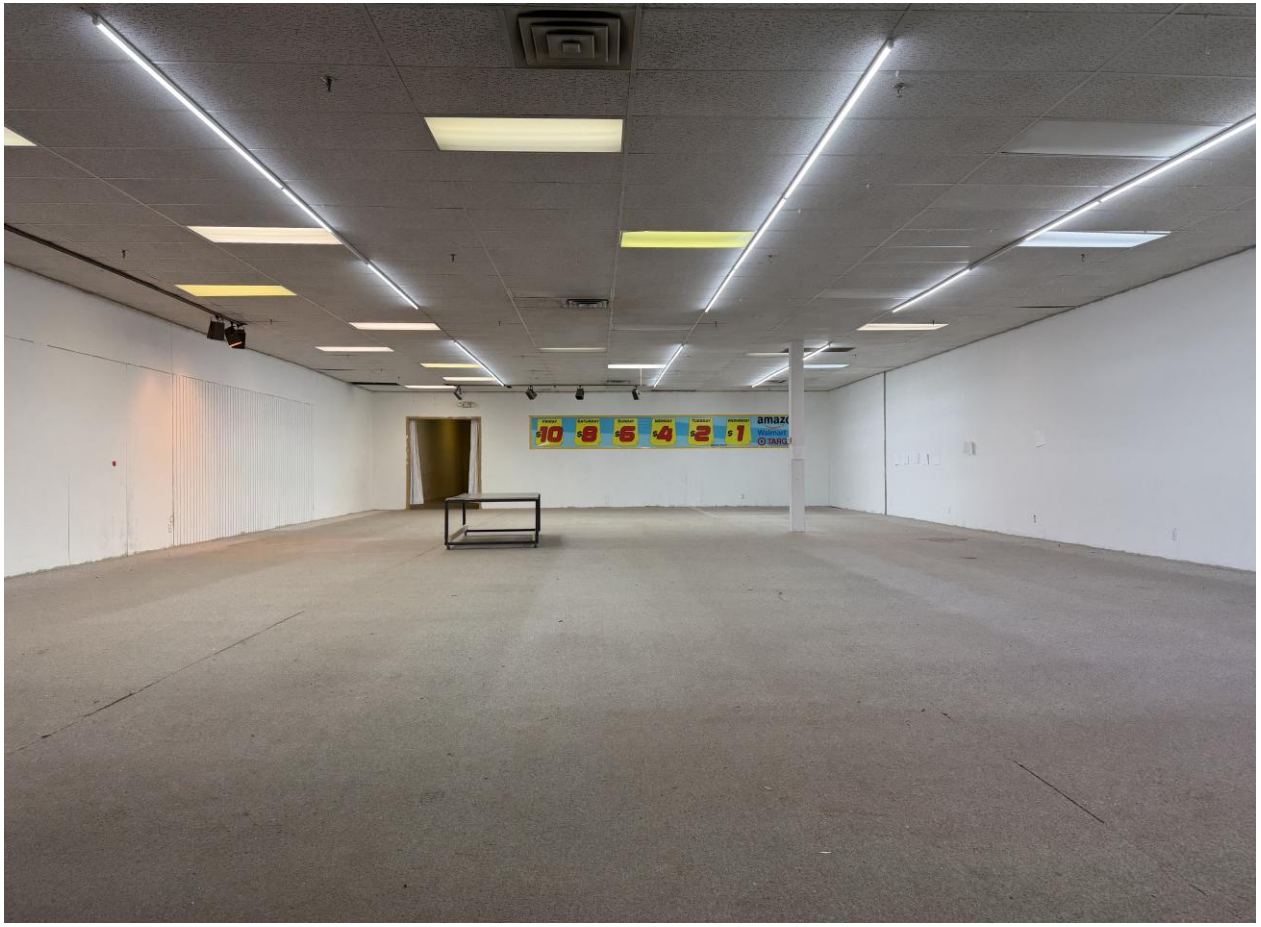

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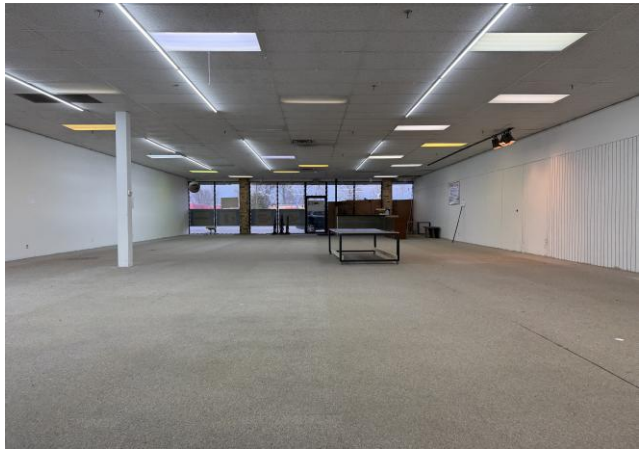
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INTERIOR PHOTOS

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Suite E – 4,500 SF







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INTERIOR PHOTOS

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Suite G – 3,750 SF







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DEMOGRAPHICS

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Courtesy of esri

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population (Census)	10,564	61,036	112,352
2026 Population	10,412	60,556	110,905
2031 Population (Projected)	10,332	60,098	110,049
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2026 Households	5,060	29,176	51,042
2031 Households (Projected)	5,078	29,254	51,223
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
2026 Per Capita Income	$47,919	$51,587	$47,948
2026 Median Household Income	$69,068	$74,580	$71,400
2026 Average Household Income	$99,138	$107,355	$103,820
BUSINESS	**1-MILE**	**3-MILE**	**5-MILE**
2026 Total Businesses	534	3,584	5,943
2026 Employees	4,832	46,098	116,889



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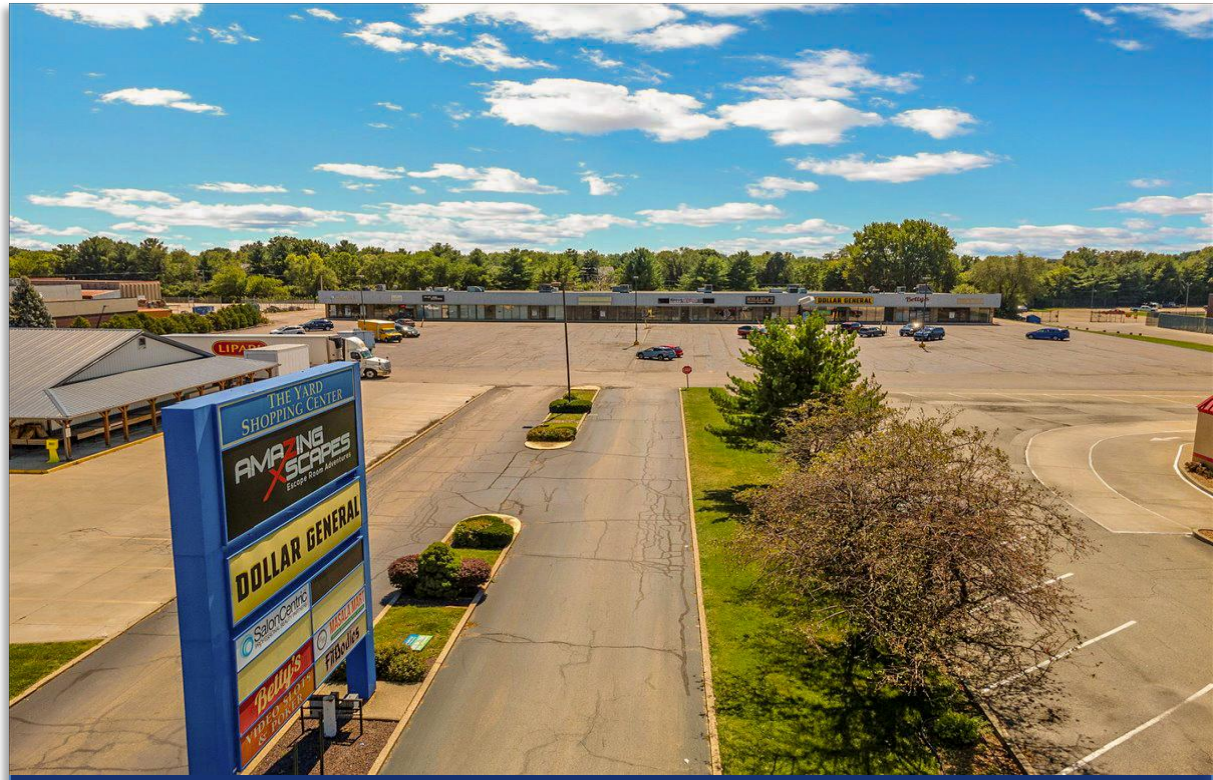
bpryor@cbcdr.com

CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln

Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- Large Retail Space
- Affordable Lease Rate
- Ample Parking
- Vibrant Surrounding Activity
- Traffic Count: 25,100 AADT
- High Retail & Residential Density

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