

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1650 Wabash Ave
Springfield, IL 62704

**The Yard Shopping Center For
Lease**

AVAILABLE

- Suite D: 8,333 SF
- Suite E: 4,500 SF
- Suite F: 9,624 SF
- Suite G: 3,750 SF
- Suite J: 4,200 SF

BLAKE PRYOR

Advisor

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



USE AGREEMENT



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

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



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer five (5) spaces for lease at The Yard Shopping Center in Springfield, IL.

Suite D (8,333 SF) is set up as office space with several private offices, a conference room, a semi-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 F (9,624 SF) has a large open area, 2 large works rooms, a private office, 2 restrooms, a shower, and plenty of storage. Suite G (3,750 SF) has an open floor plan in the front with several rooms for offices or storage in the back and 2 restrooms. Suite J (4,200 SF) is the west end-cap with a front showroom and sales area, several private offices or work rooms, and a storage area with shelves and racking in place. Also, there are a kitchenette and 2 restrooms. Co-tenants include Dollar General, Salon Centric, Betty's Place, Masala Mart, and Amazing Escapes.

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 23,900 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, Planet Fitness, Metro by T-Mobile).

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

3,750 – 9,624 SF

LEASE RATE

\$8.00 / SF / Modified Gross

ZONING

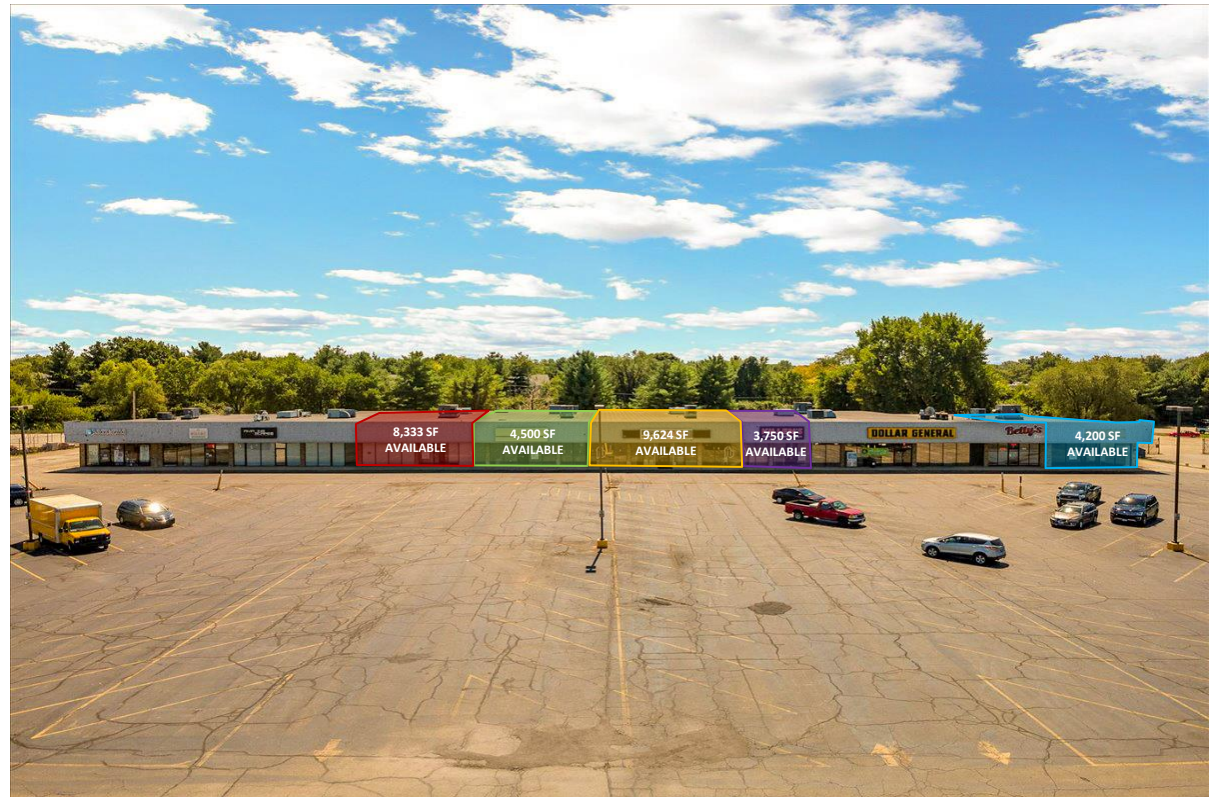
B-1, Highway Business District

YEAR BUILT

1976

PARKING

169 Spaces



AERIAL



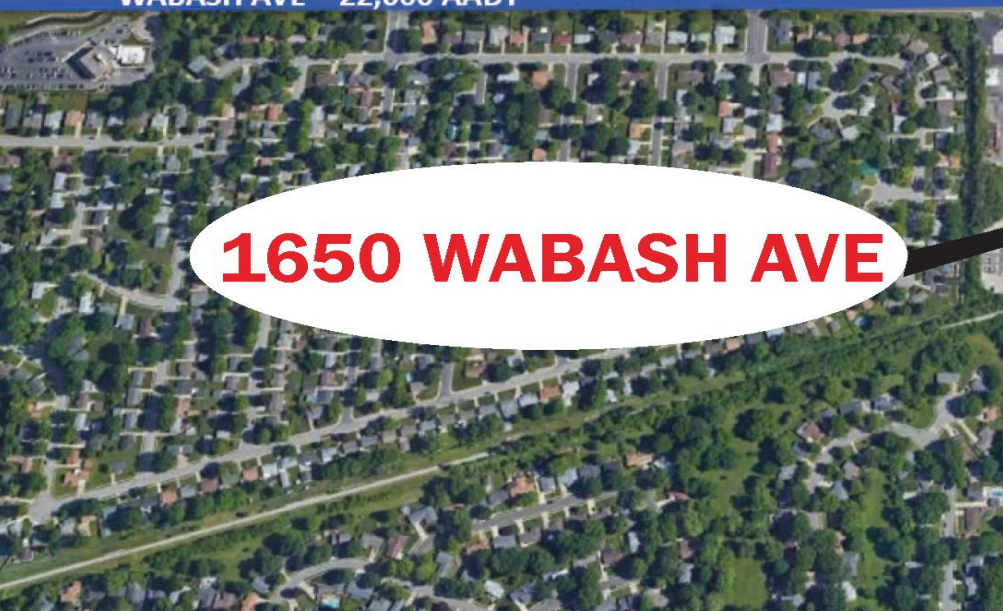
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



CHATHAM RD – 13,500 AADT



WABASH AVE – 23,900 AADT



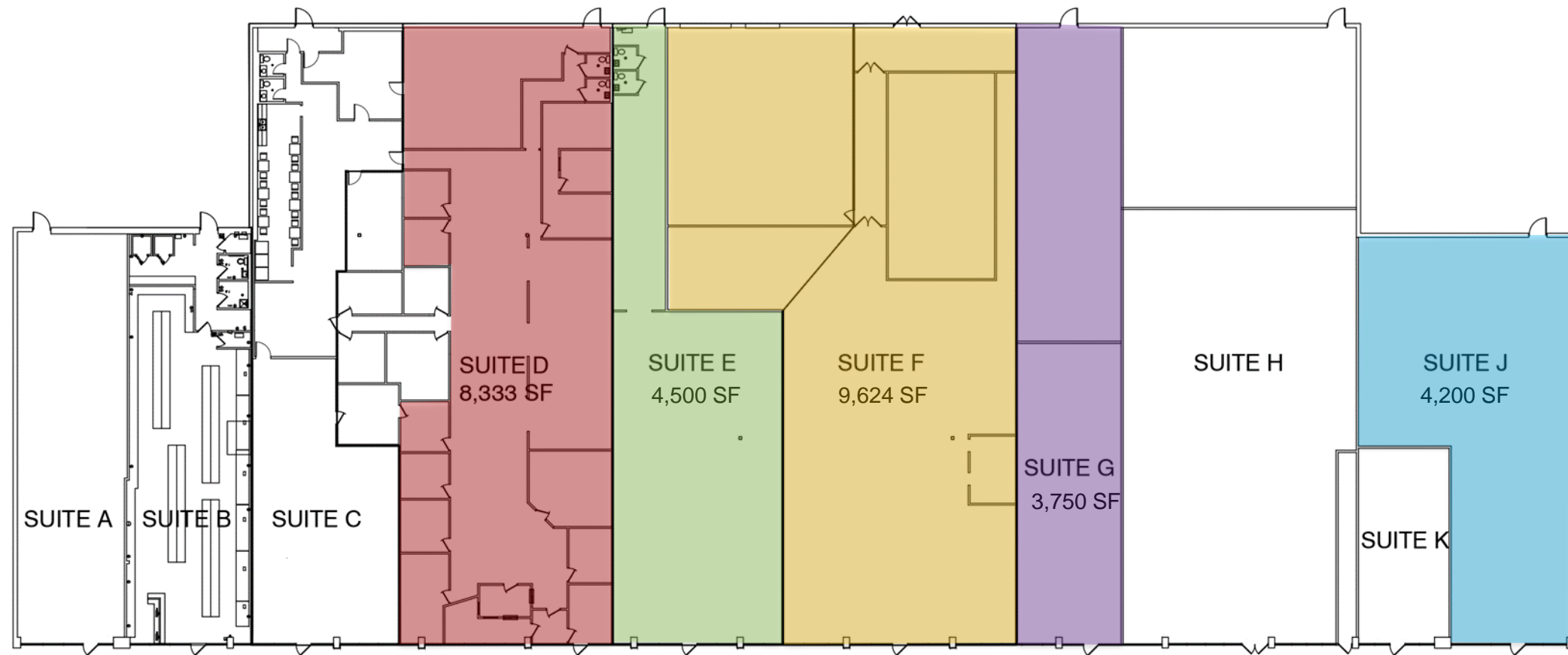
CHATHAM RD – 13,200 AADT



FLOOR PLAN



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



EXTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

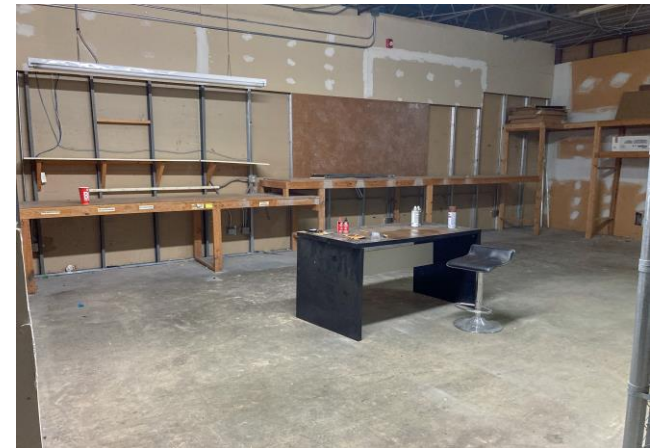


INTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Suite D – 8,333 SF



INTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Suite E – 4,500 SF

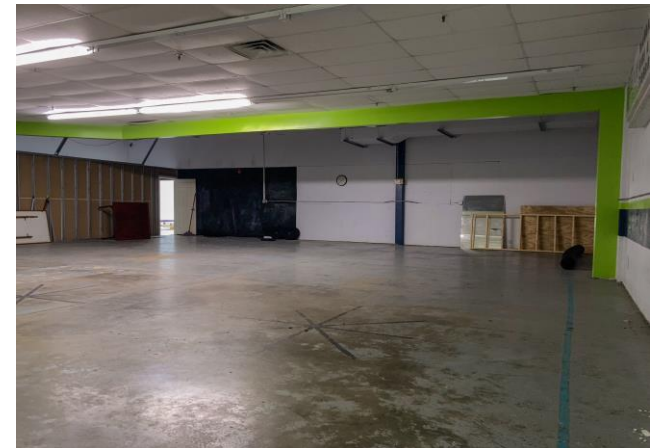


INTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Suite F – 9,624 SF



INTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Suite G – 3,750 SF



INTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Suite J – 4,200 SF



DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION

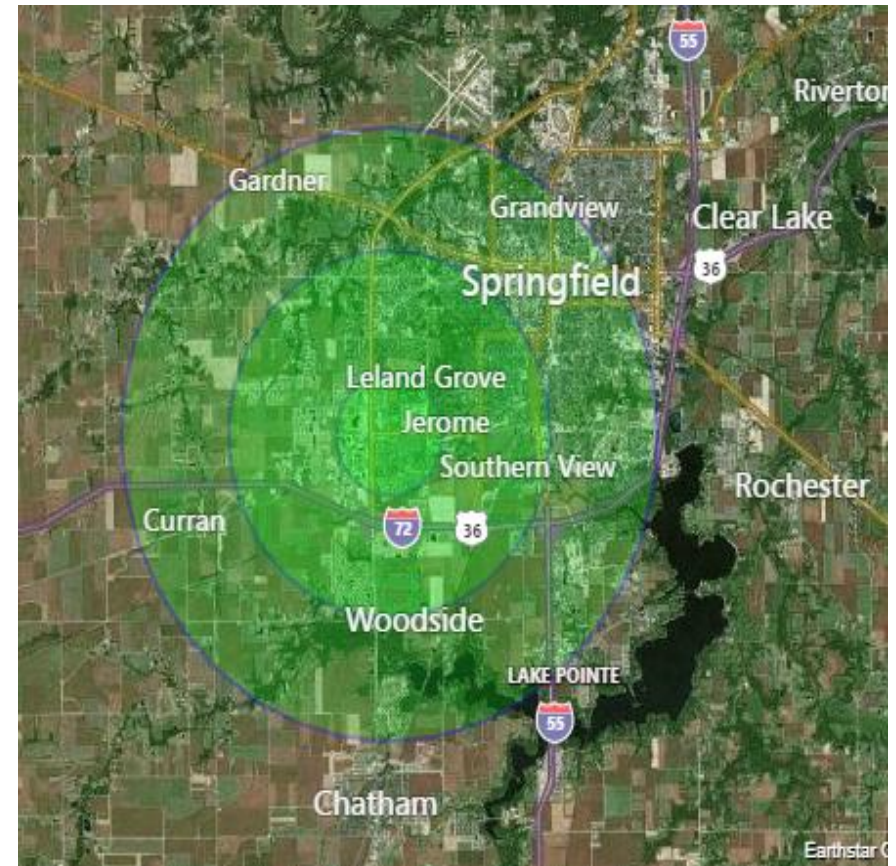
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	10,617	61,438	114,184
2022 Population	10,183	60,450	113,680
2027 Population (Projected)	10,101	60,766	114,810

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	4,833	28,239	49,959
2027 Households (Projected)	4,793	28,350	50,401

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$35,640	\$37,732	\$34,483
2022 Median Household Income	\$56,565	\$63,205	\$62,493
2022 Average Household Income	\$75,087	\$80,771	\$78,465



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR

Advisor

O: 217-547-6650

C: 217-725-9518

bpryor@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Large Retail Space
- Affordable Lease Rate
- Ample Parking
- Vibrant Surrounding Activity
- Traffic Count: 23,900 AADT
- High Retail & Residential Density