

OFFERING MEMORANDUM



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

1650 Wabash Ave

Springfield, IL 62704

The Yard Shopping Center For Lease

AVAILABLE

- Suite D: 7,022 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





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OVERVIEW



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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 (7,022 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

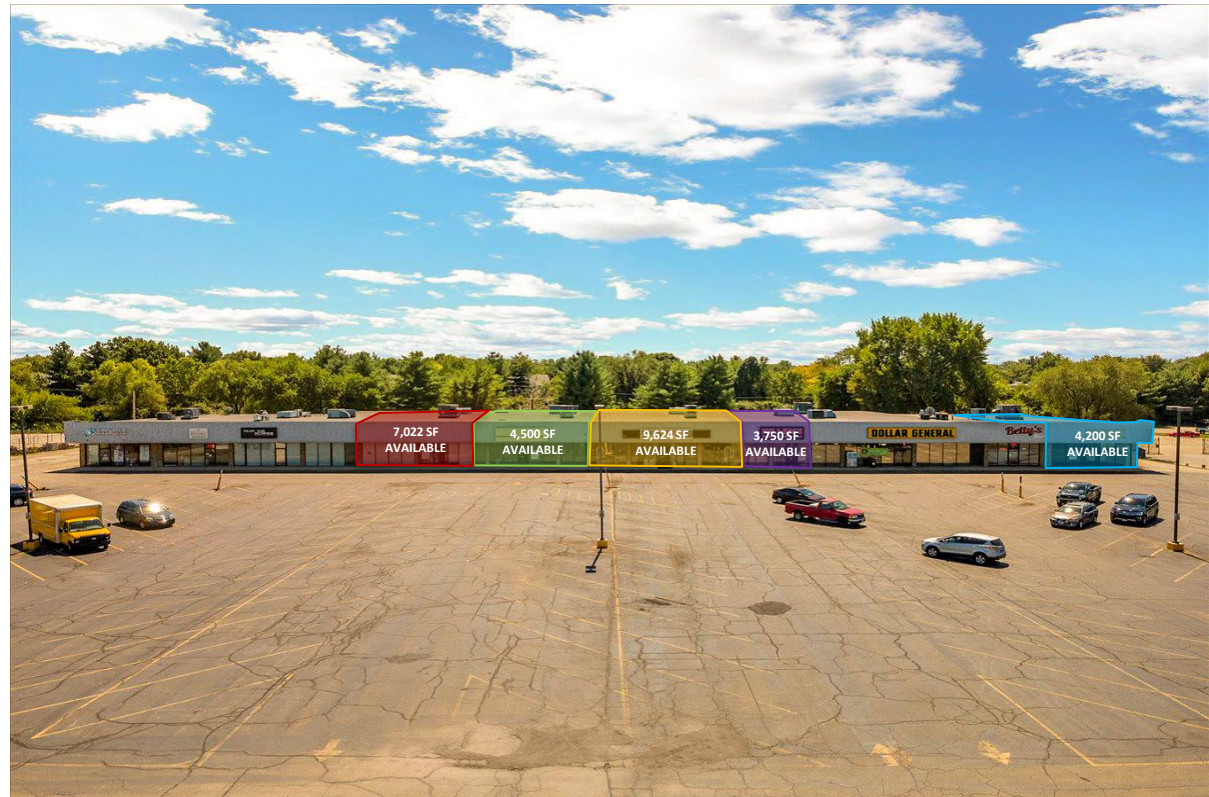
B-1, Highway Business District

YEAR BUILT

1976

PARKING

169 Spaces



AERIAL



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CHATHAM RD – 13,500 AADT



WABASH AVE – 23,900 AADT



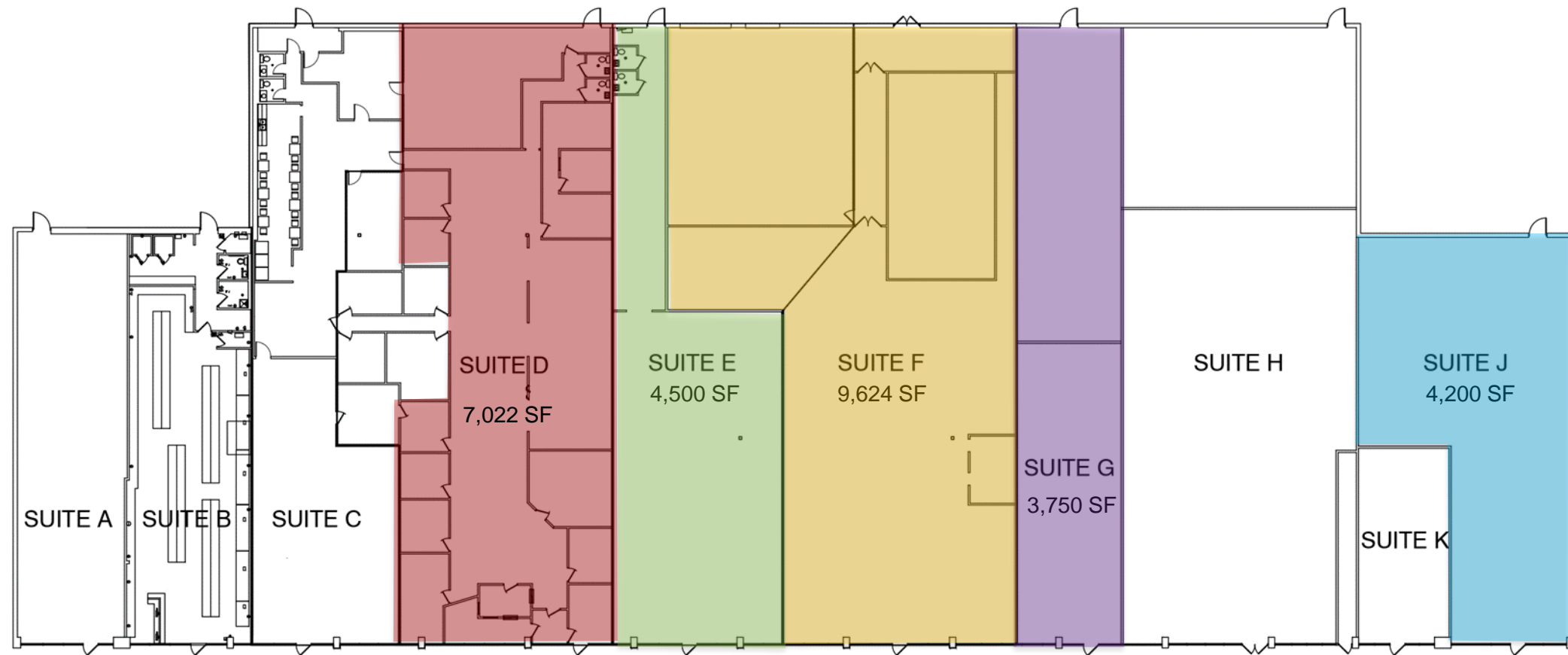
CHATHAM RD – 13,200 AADT



FLOOR PLAN



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EXTERIOR PHOTOS



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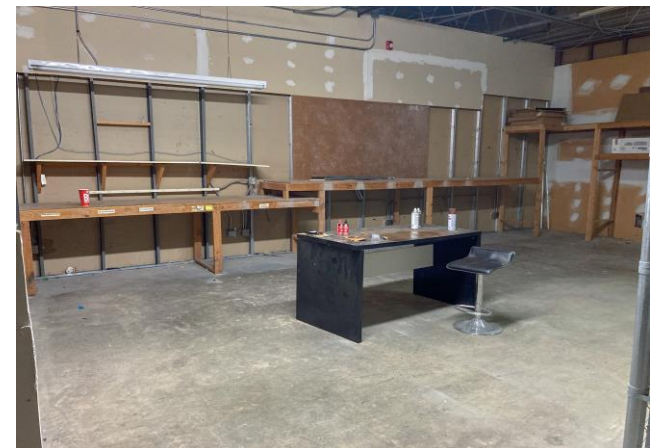


INTERIOR PHOTOS



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Suite D – 7,022 SF



INTERIOR PHOTOS



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Suite E – 4,500 SF

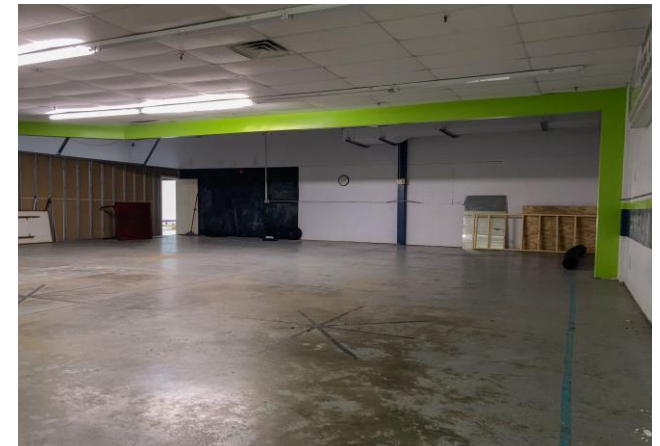


INTERIOR PHOTOS



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Suite F – 9,624 SF



INTERIOR PHOTOS



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Suite G – 3,750 SF



INTERIOR PHOTOS



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Suite J – 4,200 SF



DEMOGRAPHICS



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POPULATION

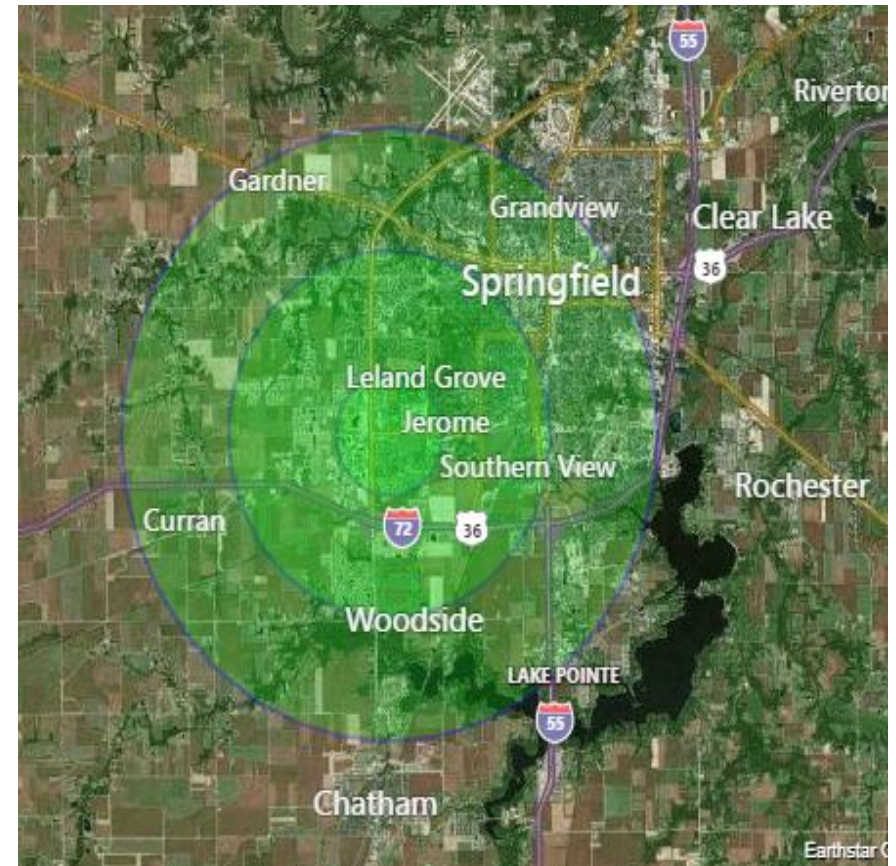
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	10,617	61,438	114,184
2022 Population	10,183	60,450	113,680
2027 Population (Projected)	10,101	60,766	114,810

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



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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