

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1650 Wabash Ave
Springfield, IL 62704

**The Yard Shopping Center For
Lease**

AVAILABLE

- Suite E: 4,500 SF
- Suite G: 3,750 SF
- Suite J: 4,200 SF

BLAKE PRYOR

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OVERVIEW



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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 E (4,500 SF) has an open floor plan with 2 restrooms. **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 – 4,500 SF

LEASE RATE

\$8.00 / SF / Modified Gross

ZONING

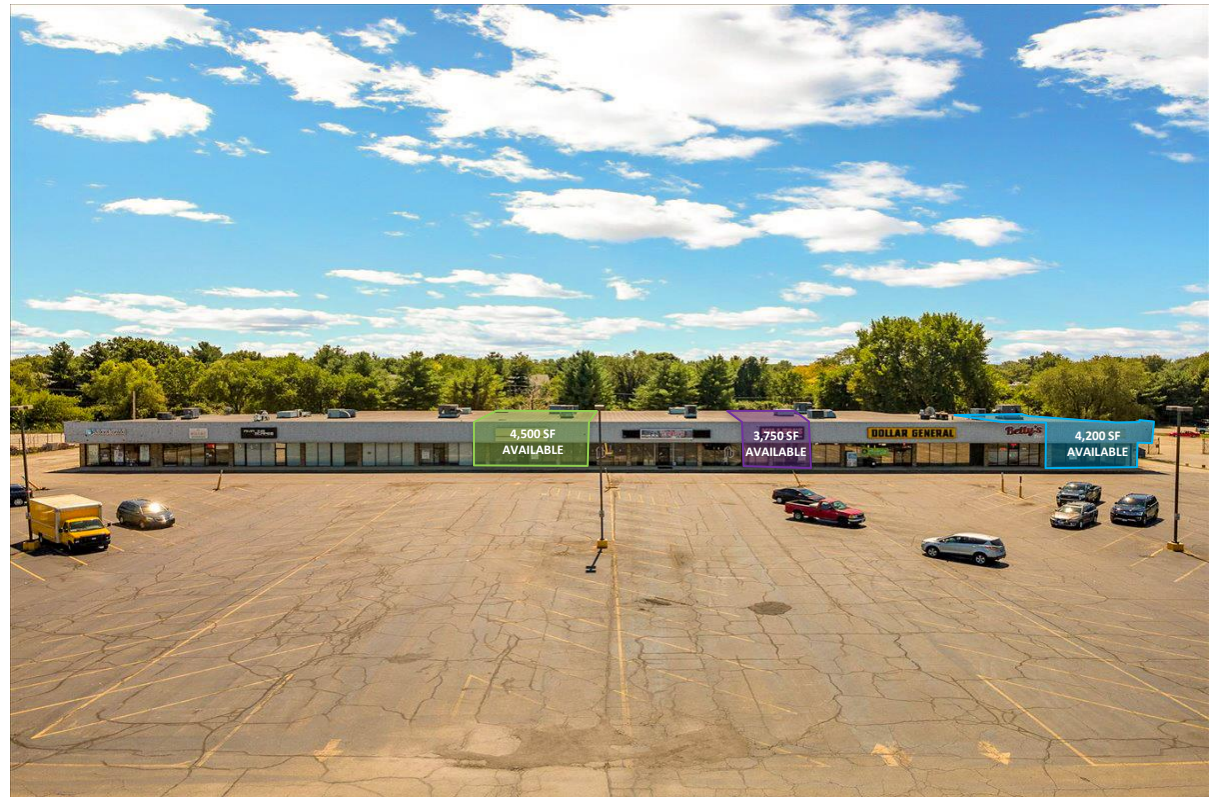
B-1, Highway Business District

YEAR BUILT

1976

PARKING

169 Spaces



AERIAL



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CHATHAM RD – 13,500 AADT



WABASH AVE – 23,900 AADT



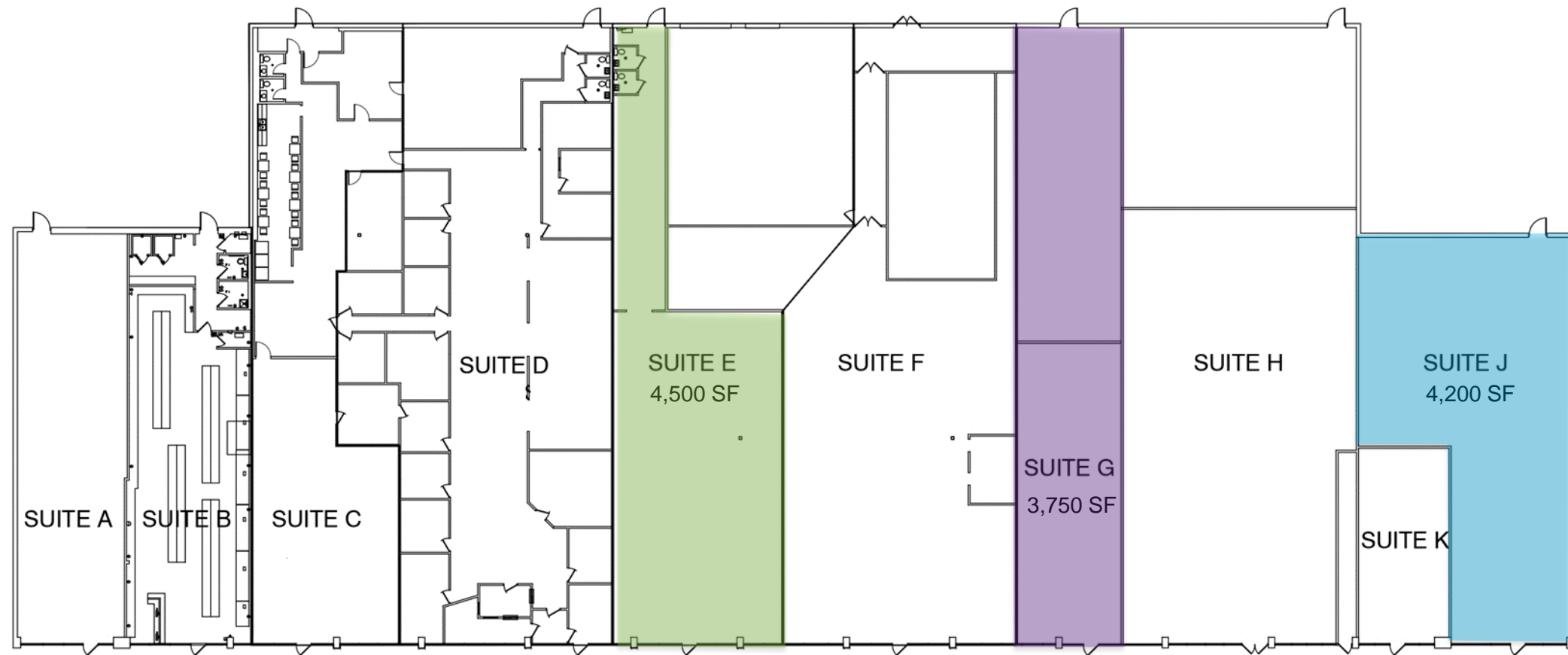
CHATHAM RD – 13,200 AADT



FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Suite E – 4,500 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

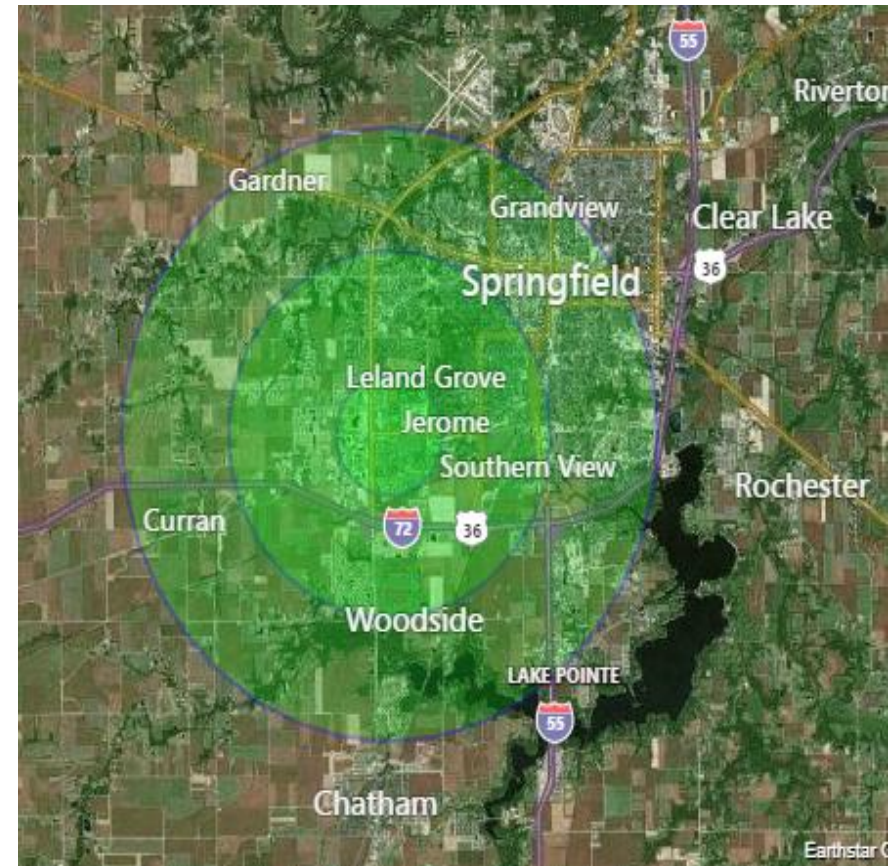
| | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2010 Population (Census) | 10,617 | 61,438 | 114,184 |
| 2022 Population | 10,183 | 60,450 | 113,680 |
| 2027 Population (Projected) | 10,101 | 60,766 | 114,810 |

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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PROPERTY HIGHLIGHTS

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