

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1650 Wabash Ave
Springfield, IL 62704

**The Yard Shopping Center For
Lease**

AVAILABLE

- Suite G: 3,750 SF

BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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USE AGREEMENT



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OVERVIEW



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

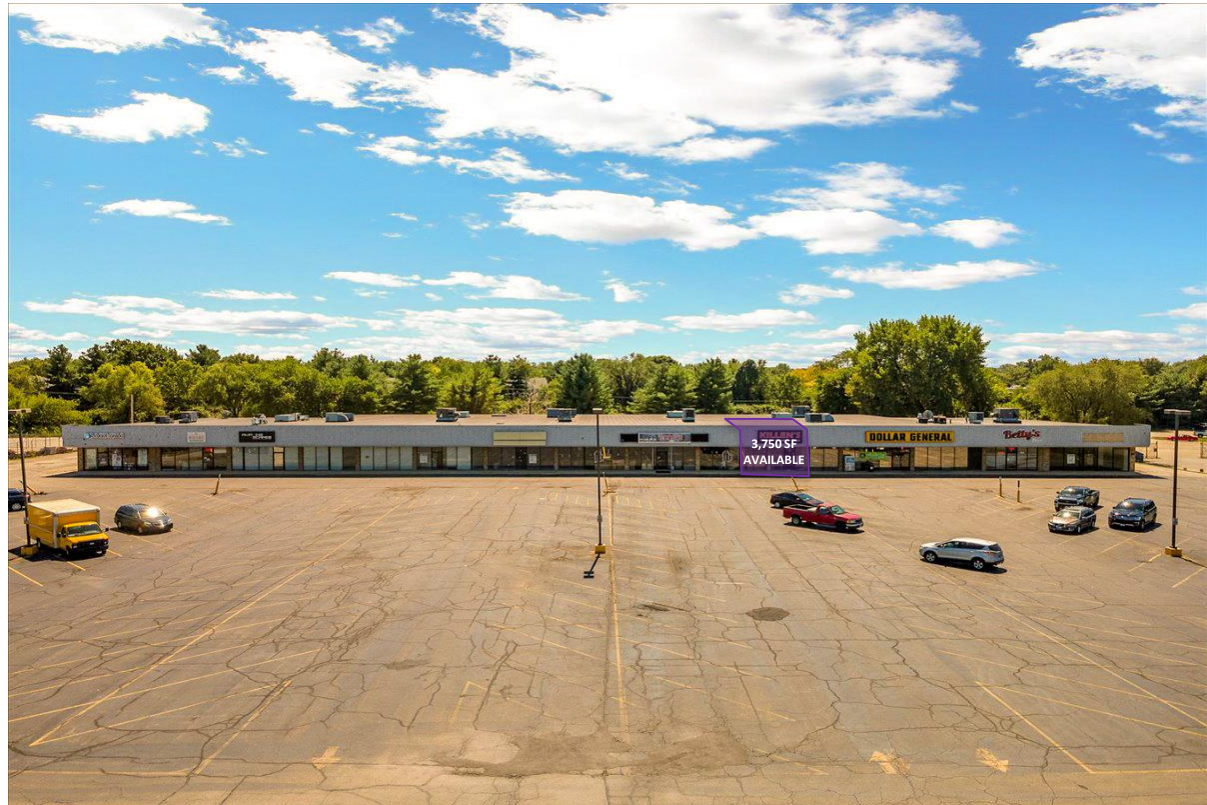
Suite G (3,750 SF) has an open floor plan in the front with several rooms for offices or storage in the back and 2 restrooms. Co-tenants include Dollar General, Salon Centric, Betty's Place, Illinois Secretary of State, Magnolia Lane, Marsala Mart, and Amazing Xscapes.

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	3,750 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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WABASH AVE - 21,300 AADT

CHATHAM AVE - 14,900 AADT



WABASH AVE - 25,100 AADT

1650 WABASH AVE

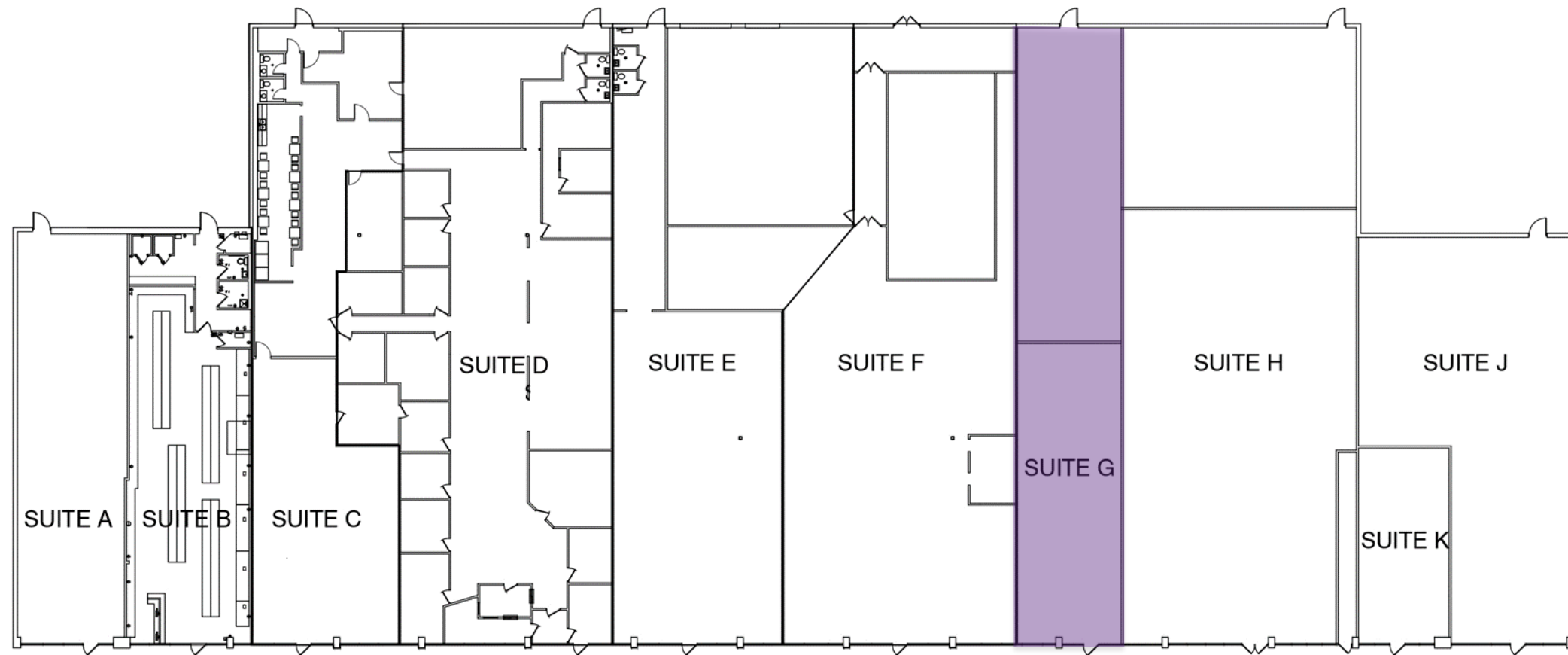
CHATHAM AVE - 14,900 AADT



FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Suite G – 3,750 SF



DEMOGRAPHICS



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POPULATION

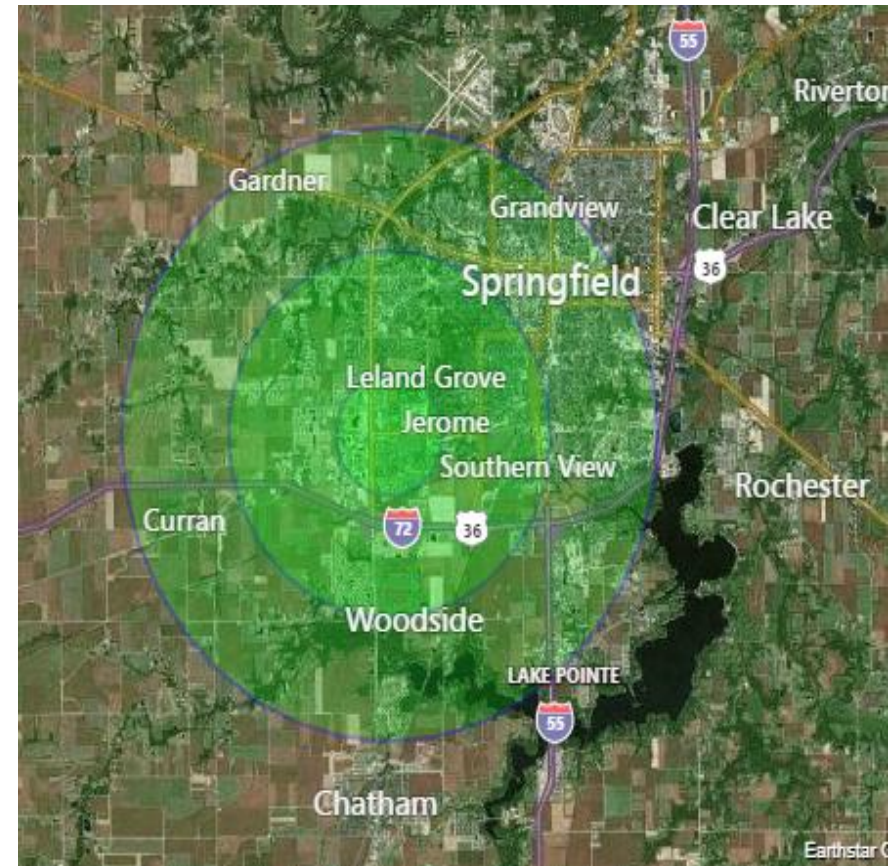
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	10,494	61,147	113,021
2023 Population	10,431	61,298	113,601
2028 Population (Projected)	10,012	60,952	114,734

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	4,941	29,033	51,208
2028 Households (Projected)	4,742	28,848	51,611

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$37,361	\$40,527	\$37,275
2023 Median Household Income	\$60,715	\$66,384	\$65,257
2023 Average Household Income	\$78,876	\$85,566	\$82,692



CONTACT



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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