

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: 9,000 SF
- Suite G: 3,750 SF
24,272 SF

BLAKE PRYOR, CCIM

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USE AGREEMENT



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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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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



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer four (4) spaces for lease at The Yard Shopping Center in Springfield, IL.

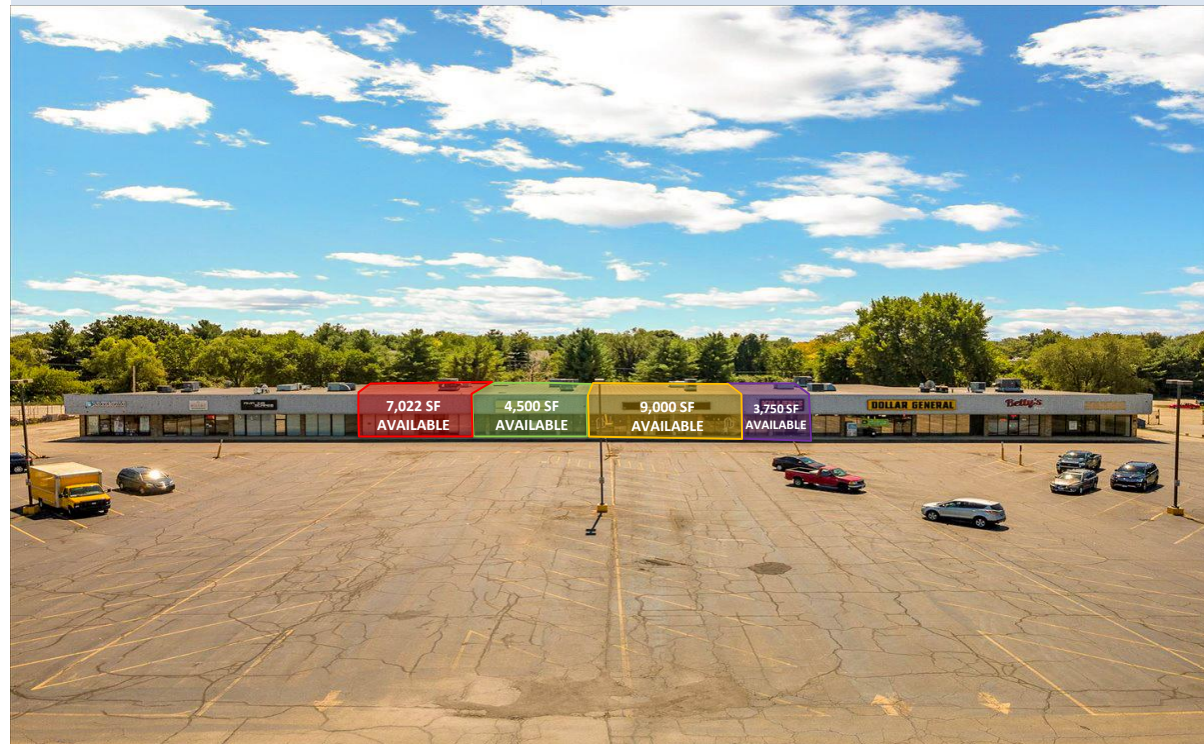
Suite D (7,022) was remodeled in 2023 including updates to electrical, flooring, HVAC, plumbing, and paint. It is set up as office space with several private offices, a conference room, an open floor area, a data processing room, 2 restrooms, and a storage area with a workbench and cages. **Suite E (4,500 SF)** has an open floor plan with 2 restrooms. **Suite F (9,000 SF)** has a large open area, 2 large work rooms, 2 restrooms, a shower, and plenty of storage. **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 Bazaar Indian Grocery & Halal Meat Store, and Amazing Xscapes. The Landlord could assemble multiple suites or all four suites to **create 24,272 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	3,750 – 24,272 SF
LEASE RATE	\$8.00 / SF / NNN
NNN ESTIMATE	\$1.50 / SF
ZONING	B-1, Highway Business Service District
YEAR BUILT	1976
PARKING	169 Spaces



LOW AERIAL



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WABASH AVE - 21,300 AADT

CHATHAM AVE - 14,900 AADT



WABASH AVE - 25,100 AADT

1650 WABASH AVE

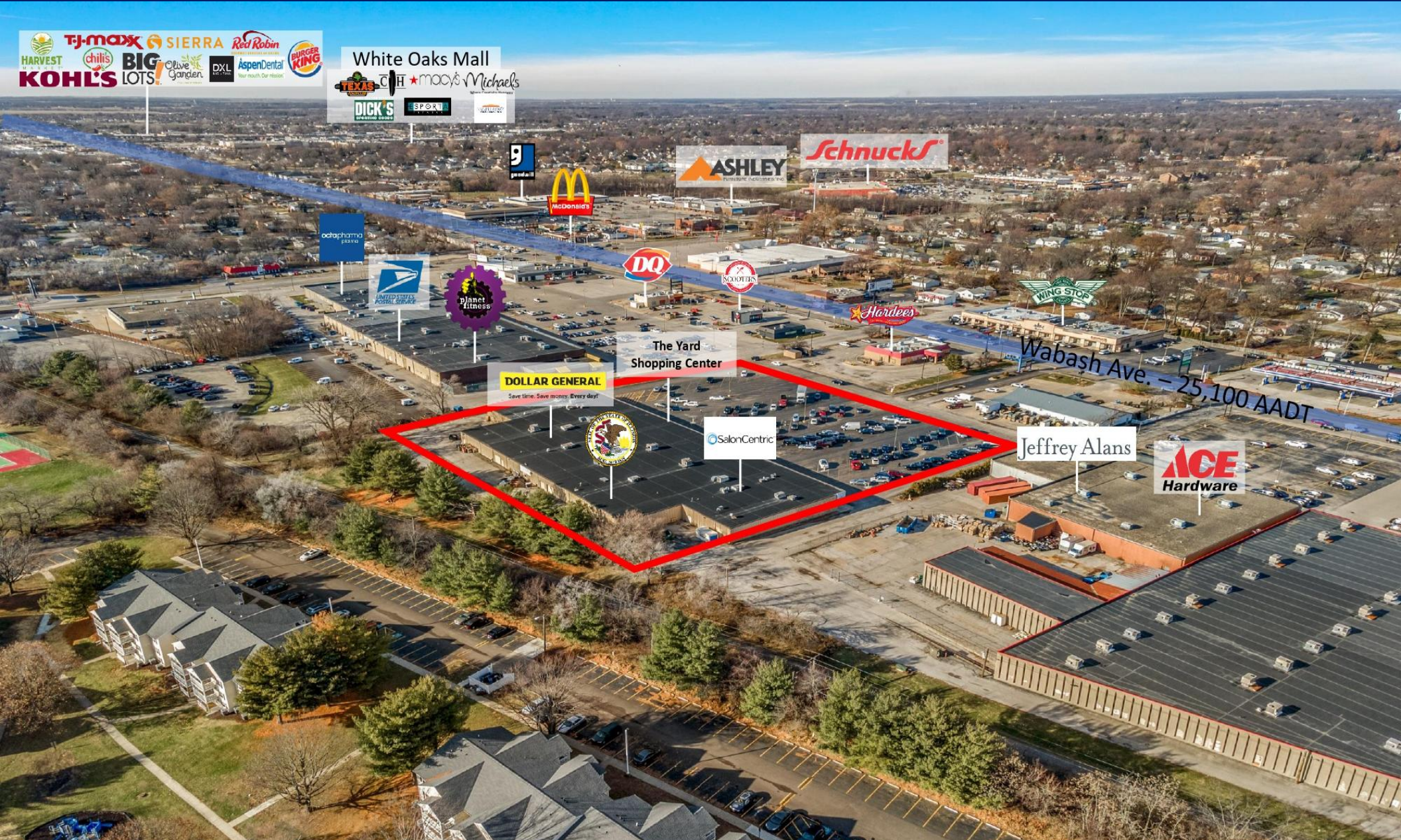
CHATHAM AVE - 14,900 AADT



HIGH AERIAL



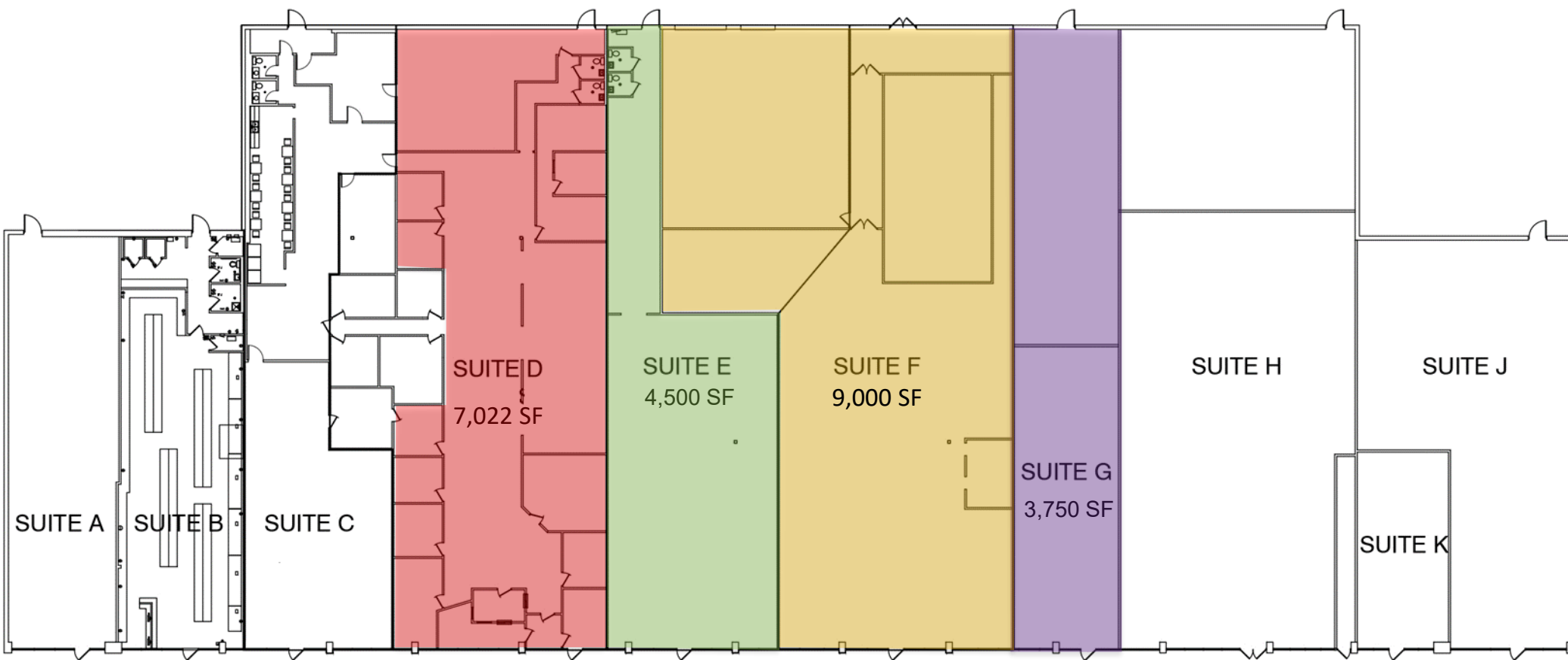
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BUILDING LAYOUT



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EXTERIOR PHOTOS



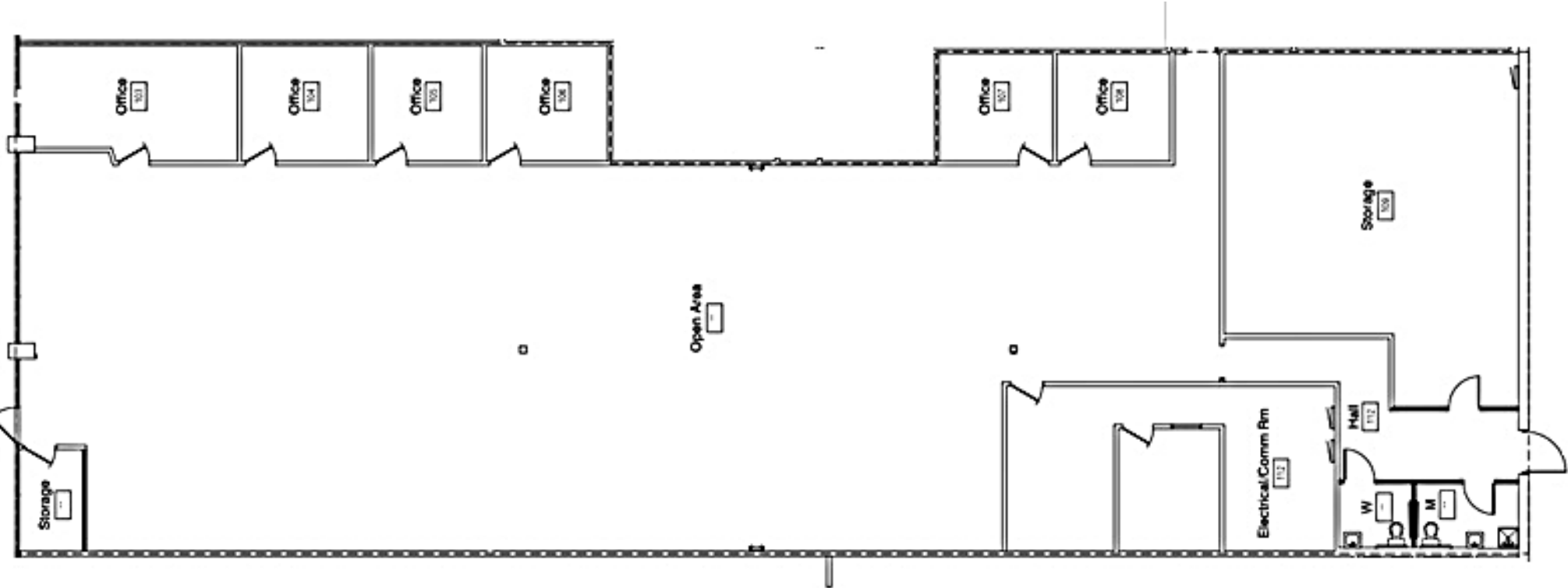
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SUITE D FLOOR PLAN



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ENTRANCE

INTERIOR PHOTOS



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Suite D – 7,022 SF



INTERIOR PHOTOS



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Suite D – 7,022 SF (Cont.)



INTERIOR PHOTOS



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Suite E – 4,500 SF

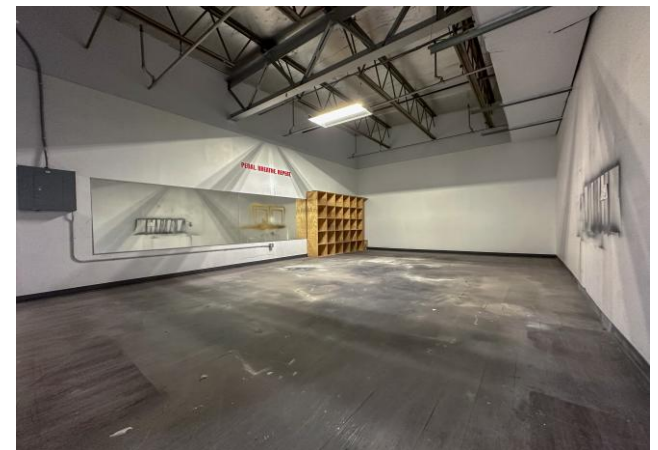
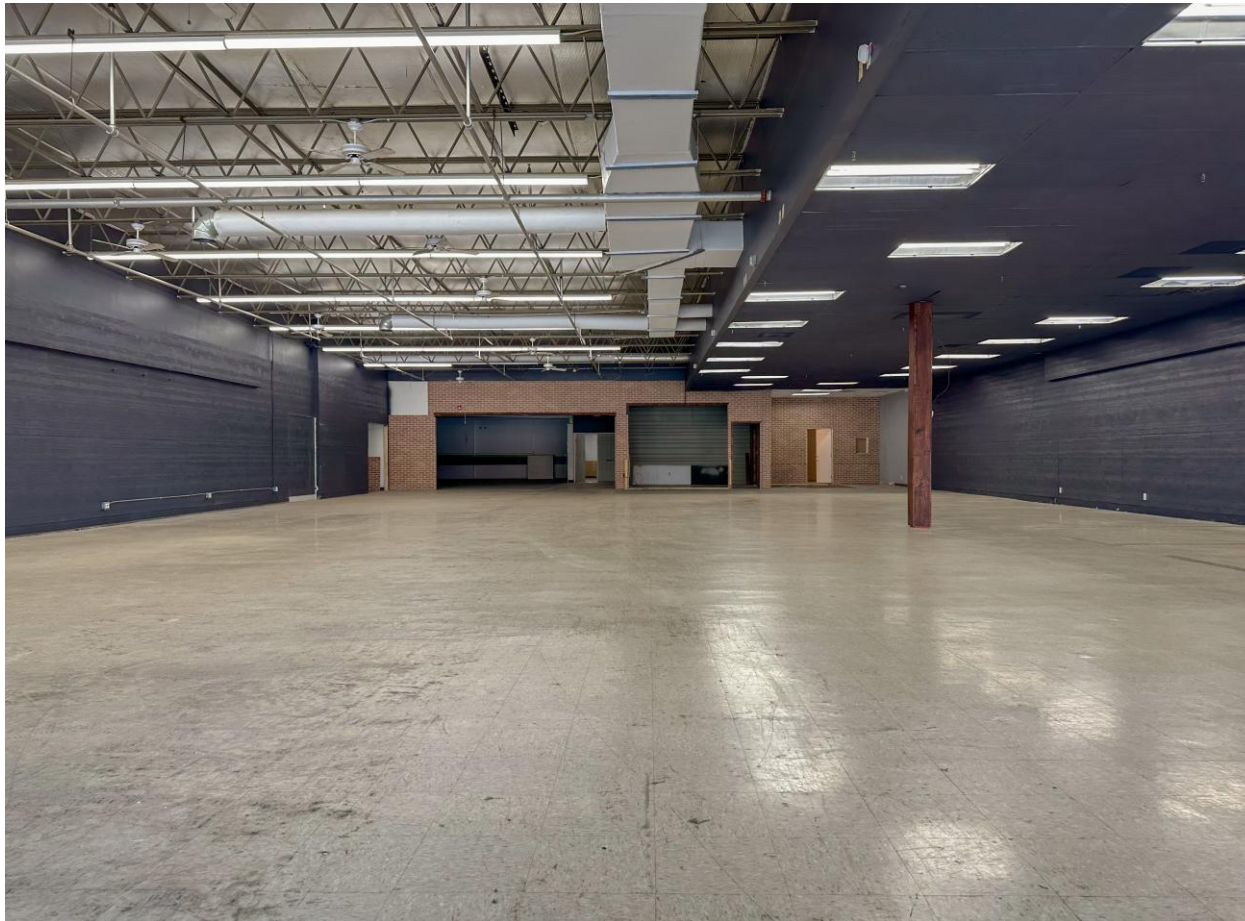


INTERIOR PHOTOS



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Suite F – 9,000 SF



INTERIOR PHOTOS



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Suite F – 9,000 SF (Cont.)



INTERIOR PHOTOS



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Suite G – 3,750 SF



DEMOGRAPHICS



Courtesy of **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,536	61,464	112,499
2025 Population	10,406	60,902	110,820
2030 Population (Projected)	10,297	60,194	109,605

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2025 Households	5,060	29,459	51,009
2030 Households (Projected)	5,078	29,487	51,110

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$42,664	\$46,702	\$43,463
2025 Median Household Income	\$63,206	\$67,717	\$65,107
2025 Average Household Income	\$88,204	\$97,355	\$94,268

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	546	3,687	6,094
2025 Employees	5,015	48,279	120,264



CONTACT



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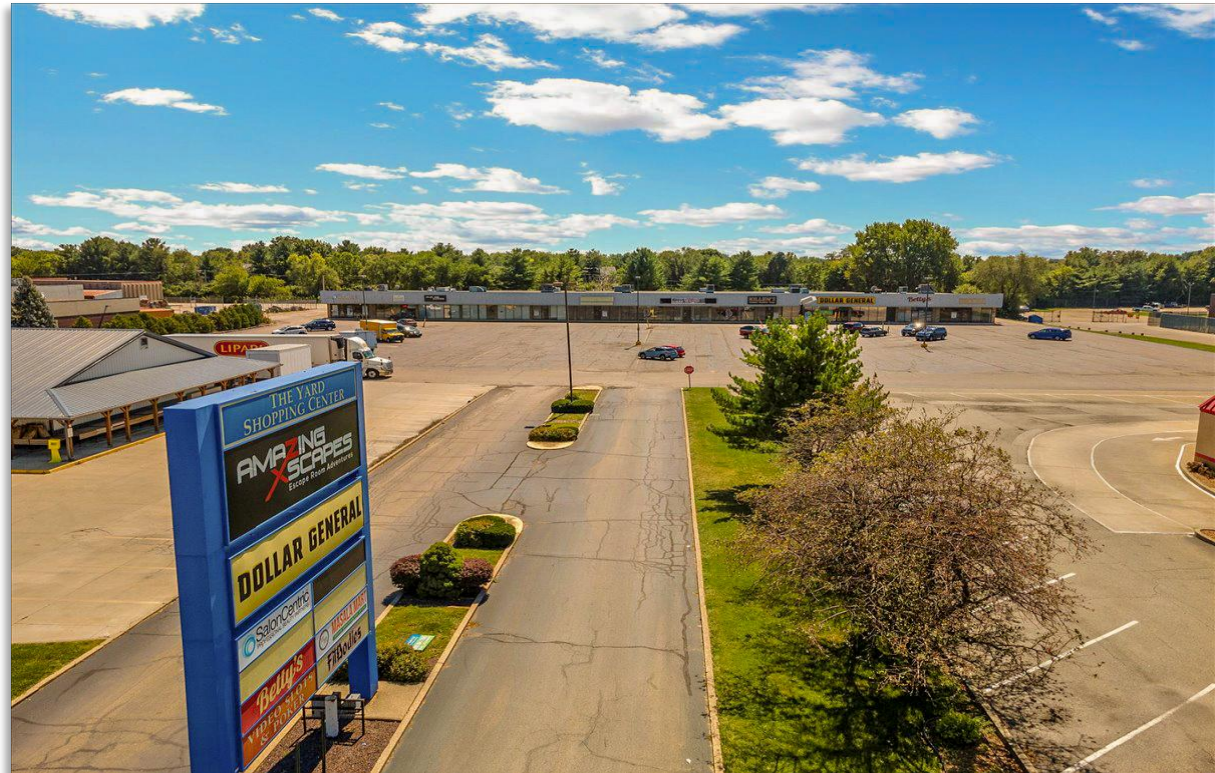
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PROPERTY HIGHLIGHTS

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