

THE YARD SHOPPING CENTER



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1650 Wabash Ave
Springfield, IL 62704

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

Vice President

O: 217.547.6650

C: 217.725.9518

bprior@cbcdr.com



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

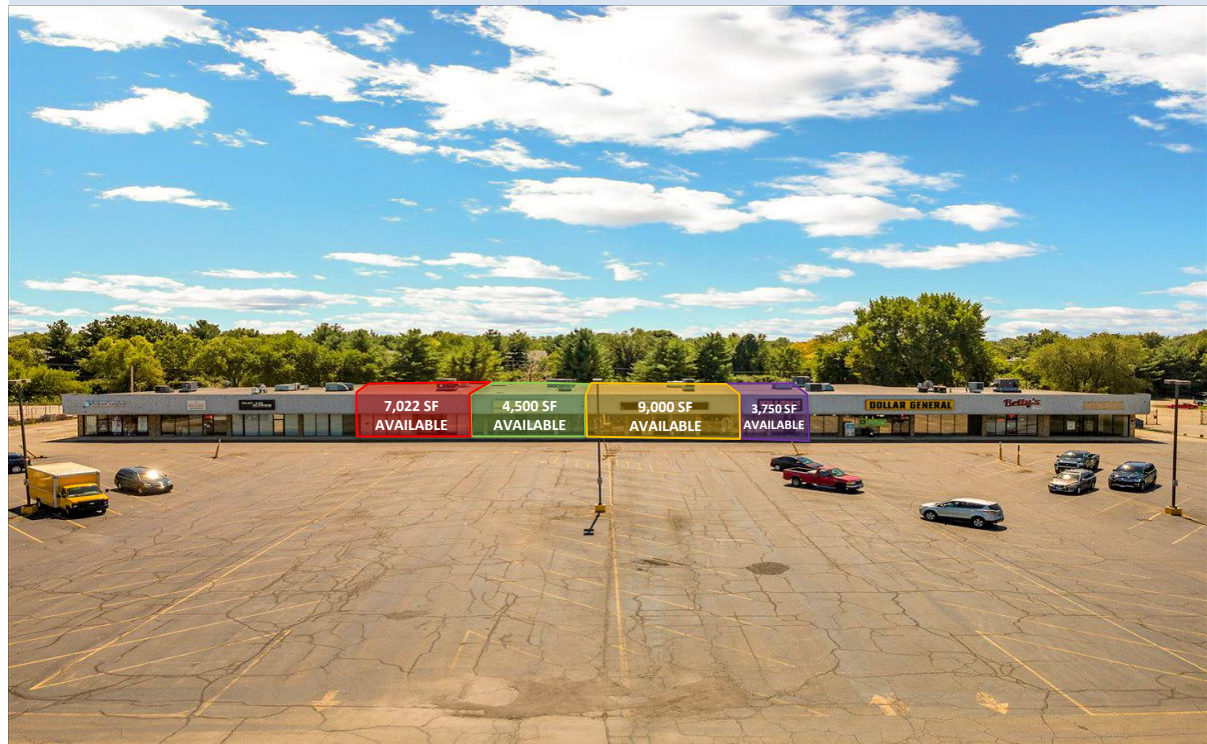
Suite D (7,022) was remodeled in 2023 including updates to electrical, flooring, HVAC, plumbing, and paint. It is set up as office space with several private offices, a conference room, an open floor area, a data processing room, 2 restrooms, and a storage area with a workbench and cages. **Suite E (4,500 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



HARVEST **TJ-maxx** SIERRA *Red Robin*
 chili's **BIG LOTS!** Olive Garden **DXL** AspenDental **BURGER KING**
KOHL'S Your mouth. Our mission.

DOLLAR GENERAL
Save time. Save money. Every day!

Wabash Ave. – 25,100 AADT

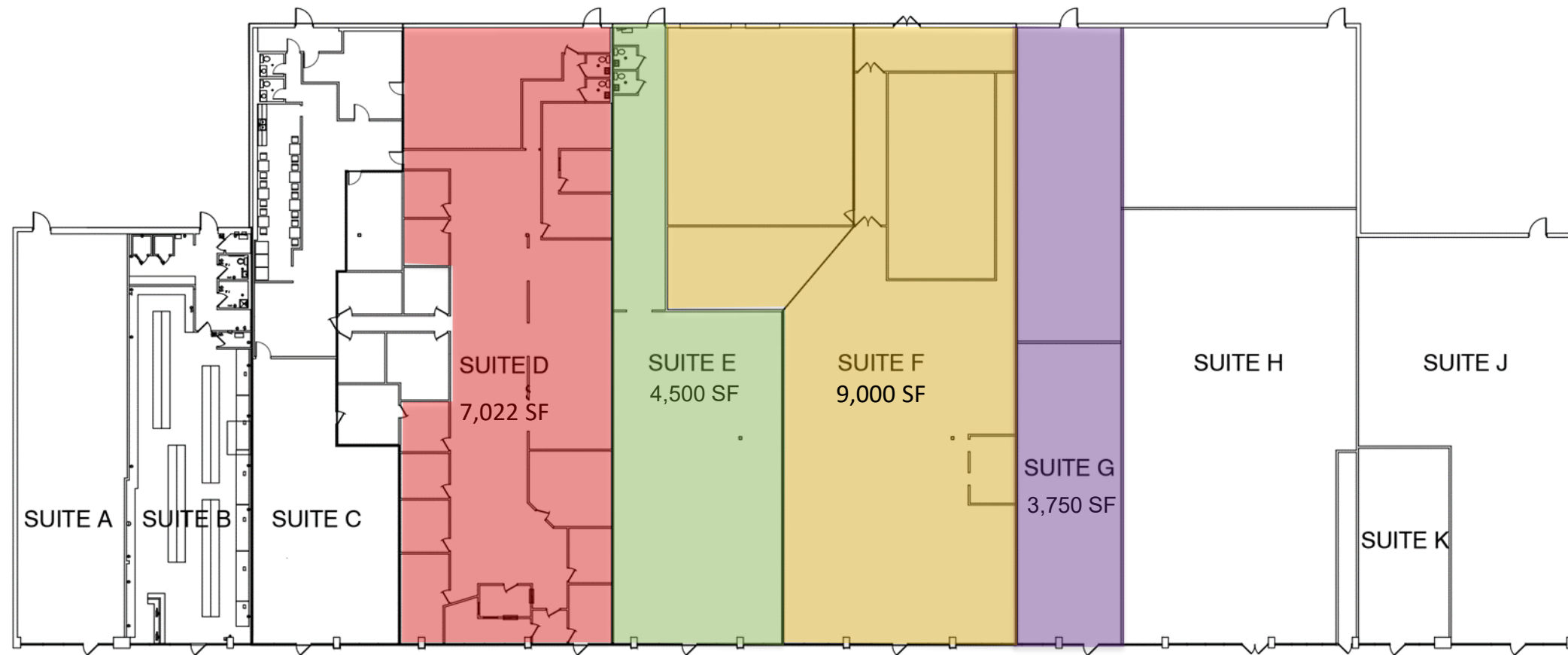
Jeffrey Alans



BUILDING LAYOUT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



EXTERIOR PHOTOS



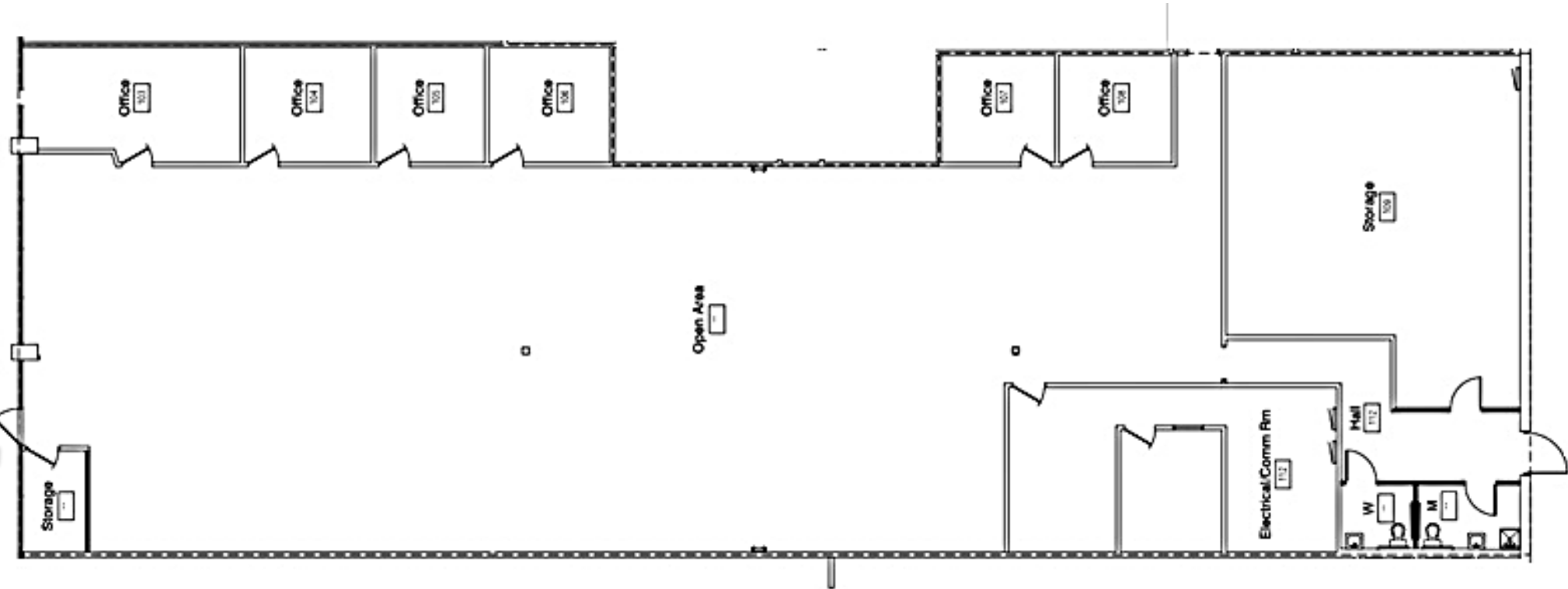
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



SUITE D FLOOR PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



ENTRANCE

INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Suite D – 7,022 SF



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Suite E – 4,500 SF

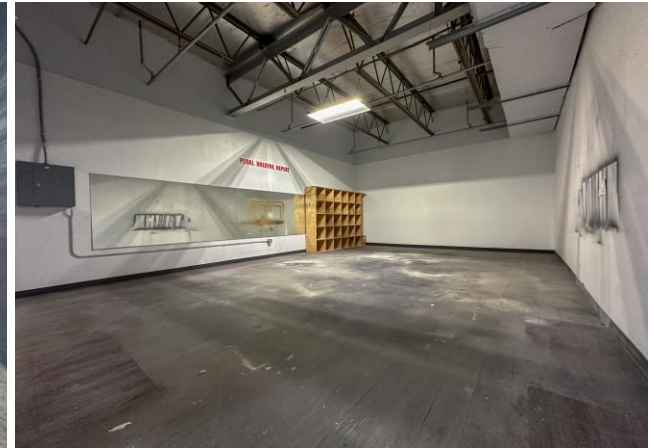
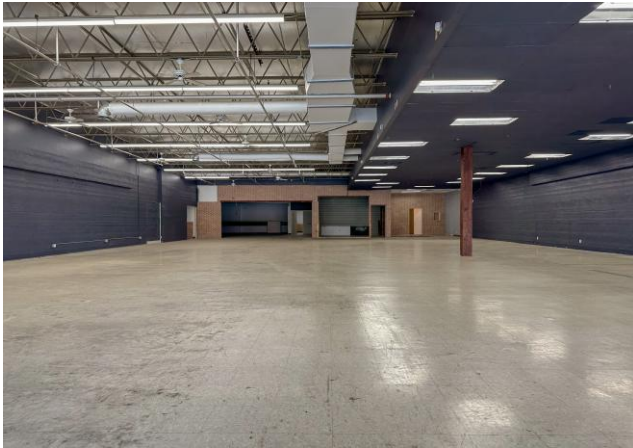


INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Suite F – 9,000 SF



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Suite G – 3,750 SF



DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Courtesy of  **esri**

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population (Census)	10,564	61,036	112,352
2026 Population	10,412	60,556	110,905
2031 Population (Projected)	10,332	60,098	110,049

HOUSEHOLDS

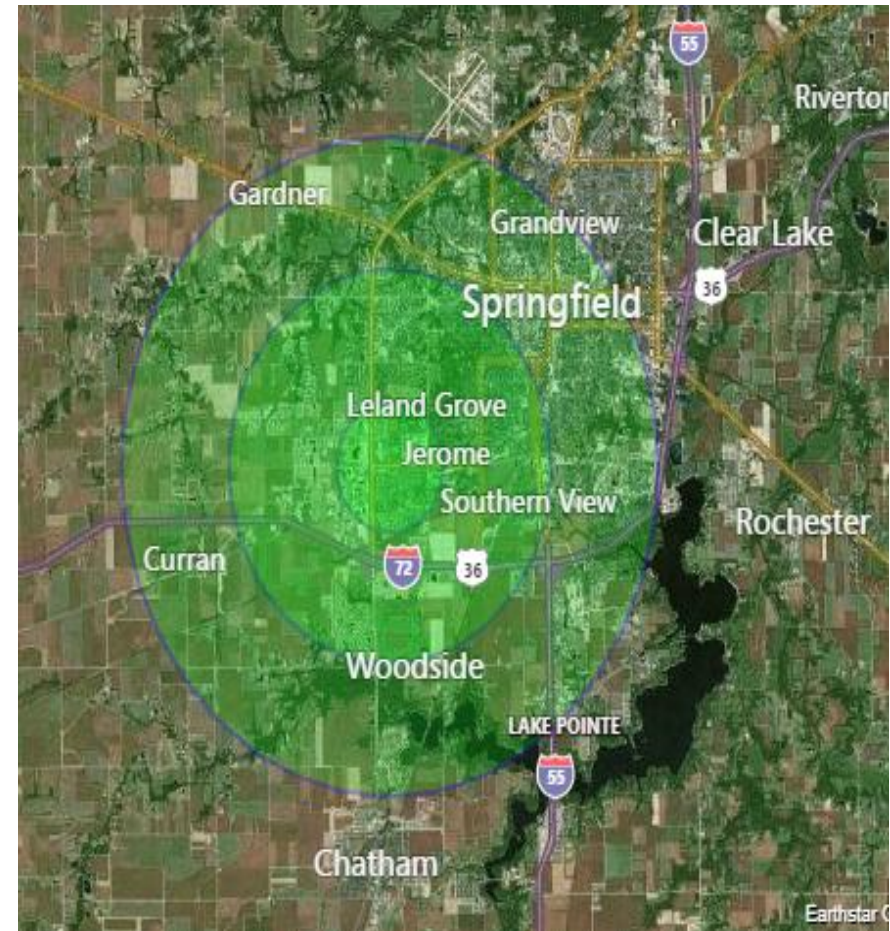
	1-MILE	3-MILE	5-MILE
2026 Households	5,060	29,176	51,042
2031 Households (Projected)	5,078	29,254	51,223

INCOME

	1-MILE	3-MILE	5-MILE
2026 Per Capita Income	\$47,919	\$51,587	\$47,948
2026 Median Household Income	\$69,068	\$74,580	\$71,400
2026 Average Household Income	\$99,138	\$107,355	\$103,820

BUSINESS

	1-MILE	3-MILE	5-MILE
2026 Total Businesses	534	3,584	5,943
2026 Employees	4,832	46,098	116,889



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln
Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

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