

OFFERING MEMORANDUM



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

719 W. Jefferson St
Springfield, IL 62702

Harbor Freight-Anchored
Center Retail Space **For Lease**

- Remodeled in 2017
- Corner Lot
- Open Office/Retail Space
- Warehouse Space w/ 3 Docks

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OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this Harbor Freight-Anchored Center Retail Space For Lease.

The existing retail space underwent renovation in 2017 for the State of Illinois. It features a large office area and large warehouse area. The office area has an open layout with 2 private offices, a break room, a conference room, a server room, and 2 ADA-compliant restrooms. The warehouse area is mostly open for storage, racking, and stacking, with 18' ceilings and 3-8't x 7'w loading docks. The flexible layout accommodate a big box retailer or user that needs large open space, tall ceilings, and warehouse space with dock access.

The site is a premier hard corner lot location near Downtown Springfield and the Mid-Illinois Medical District. It has ingress and egress from W. Jefferson St (11,800 AADT) and S. Walnut St (10,700 AADT). The location benefits from proximity to the large medical campus that includes two major hospitals (Memorial Medical Center, HSHS St. John's Hospital) and the SIU School of Medicine, many government buildings and the State Capitol tourism, which brings many regional and national visitors to the area every year. Also, it is a strong retail location with Harbor Freight and a Bank of Springfield ATM kiosk as co-tenants. Further, the immediate area includes McDonald's, Burger King, Domino's, Hardee's, Ace Hardware, and many other state agencies, professional office, and restaurants.

Springfield is the Capital of Illinois. It is located in central Illinois and is accessed by both 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.



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PROPERTY INFORMATION

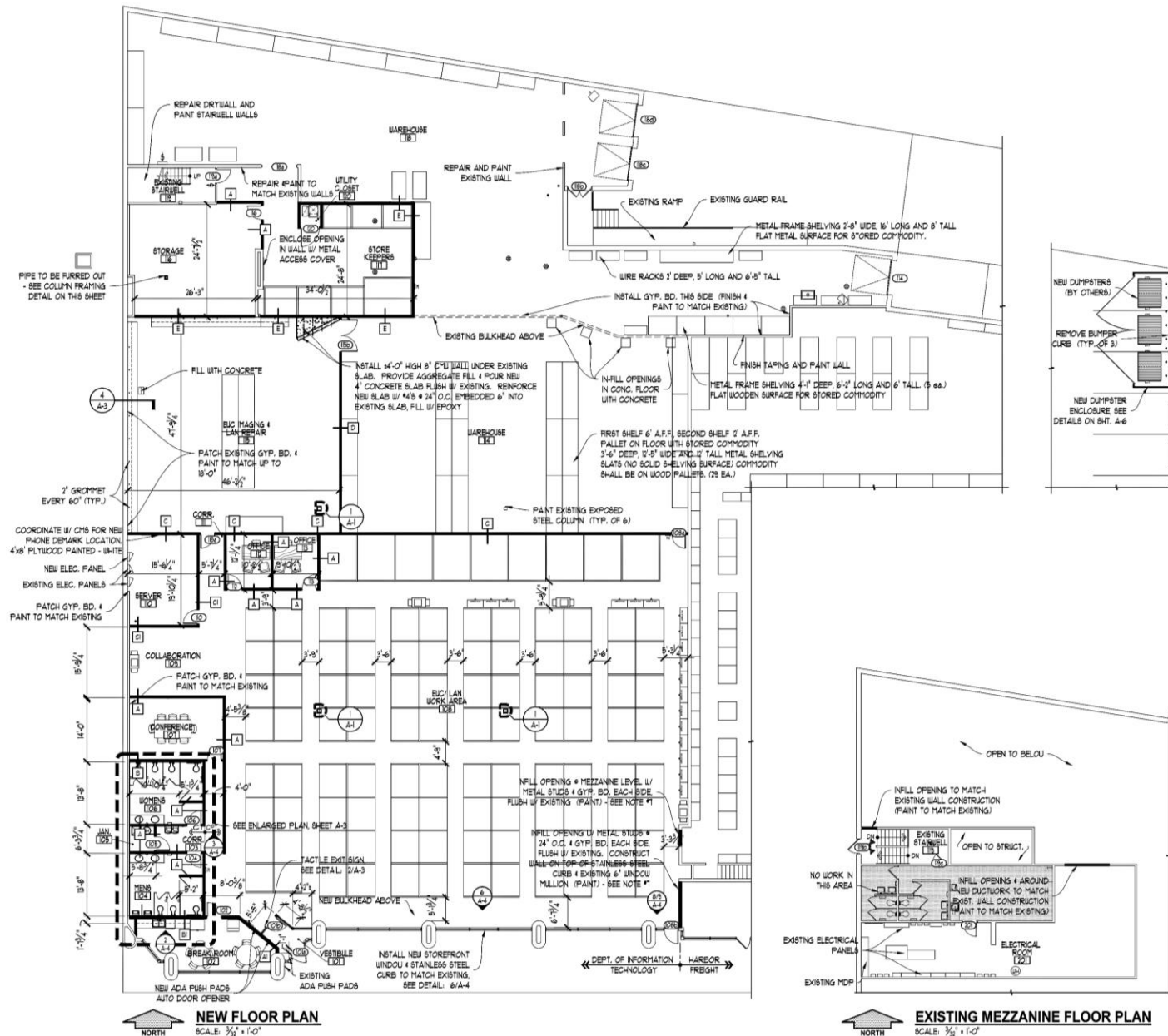
ADDRESS	719 W. Jefferson St, Springfield, IL 62702
AVAILABLE SPACE	24,000 SF
LEASE PRICE	\$12.50 / SF / Modified Gross
ZONING	B-1, Highway Business District
YEAR BUILT REMODELED	1979 2017
PARKING	121 Spaces



FLOOR PLAN



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EXTERIOR



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INTERIOR



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OFFICE SPACE



INTERIOR



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WAREHOUSE SPACE



LOW AERIAL



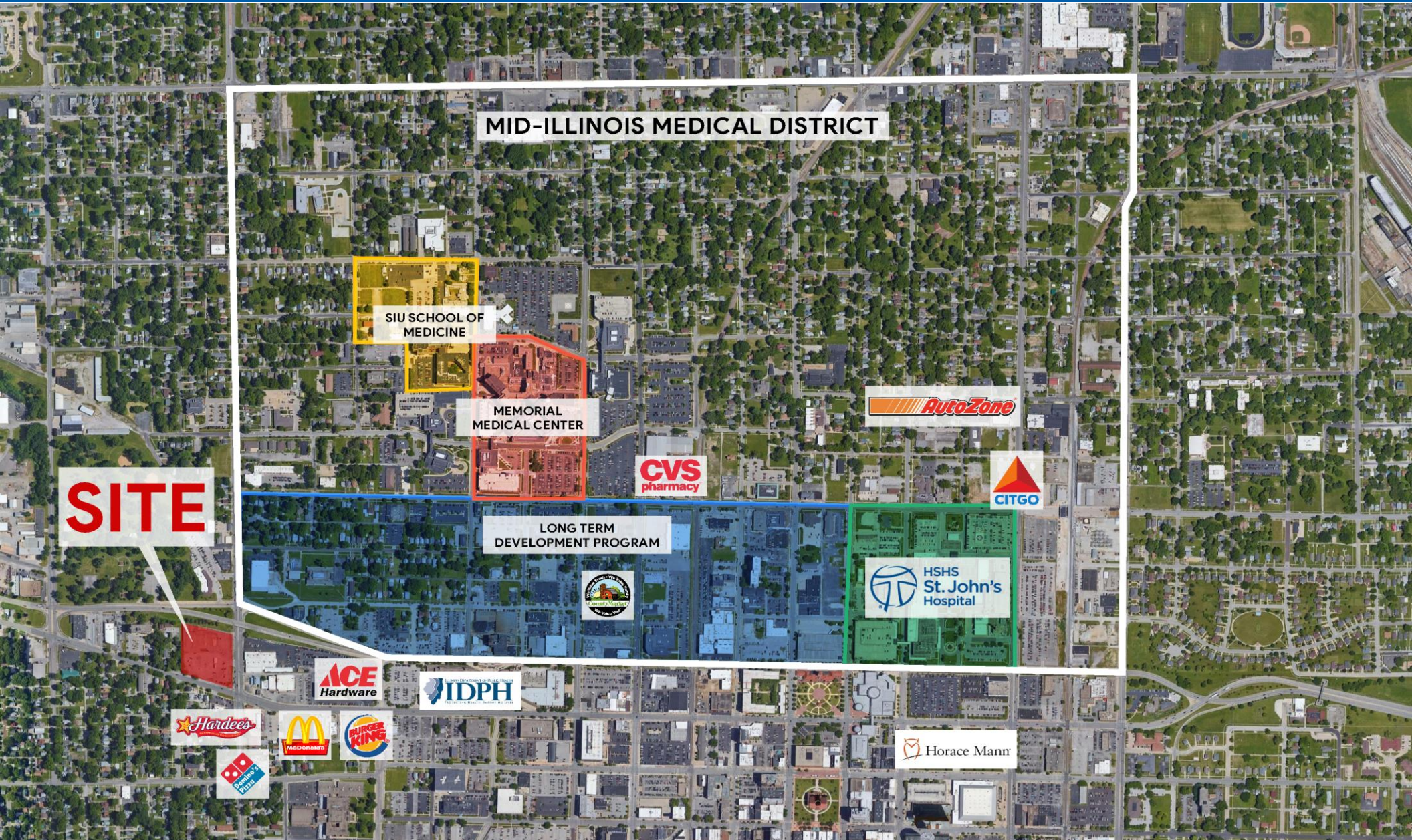
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HIGH AERIAL



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DEMOGRAPHICS



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POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	13,363	79,166	120,401
2022 Population	12,440	75,803	117,608
2027 Population (Projected)	12,349	75,201	117,894

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	5,886	34,045	52,151
2027 Households (Projected)	5,850	33,772	52,254

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$27,746	\$29,579	\$31,936
2022 Median Household Income	\$46,689	\$52,619	\$58,047
2022 Average Household Income	\$58,635	\$65,859	\$72,020



CONTACT



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PROPERTY HIGHLIGHTS

- Harbor Freight-Anchored
- Renovated in 2017
- Corner Lot
- Existing Retail Space
- Warehouse w/ 2 Loading Docks
- Combined Corner Lot Traffic Count: 22,500 AADT