

# OFFERING MEMORANDUM



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

**719 W. Jefferson St**  
Springfield, IL 62702

**Harbor Freight-Anchored Pad  
Site For Lease**

- Build-to-Suit
- Ground Lease
- Ideal for Fast Food/QSR

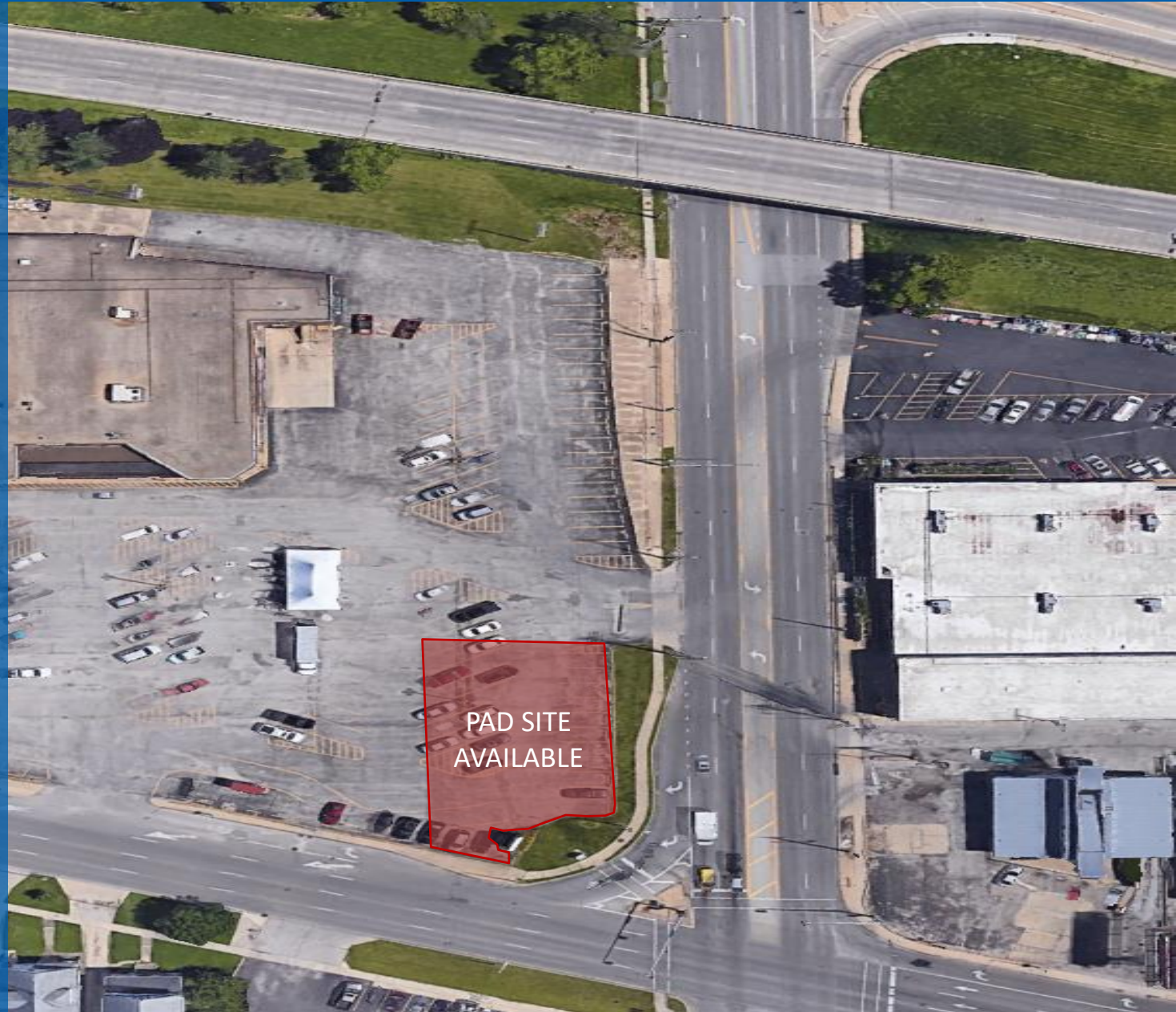
**BLAKE PRYOR**

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

**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 this Harbor Freight-Anchored Pad Site For Lease. The Landlord would consider leasing the property for a build-to-suit and/or a ground lease. The Landlord would create a separate legal parcel.

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. It would be ideal for a fast food/QSR. 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.

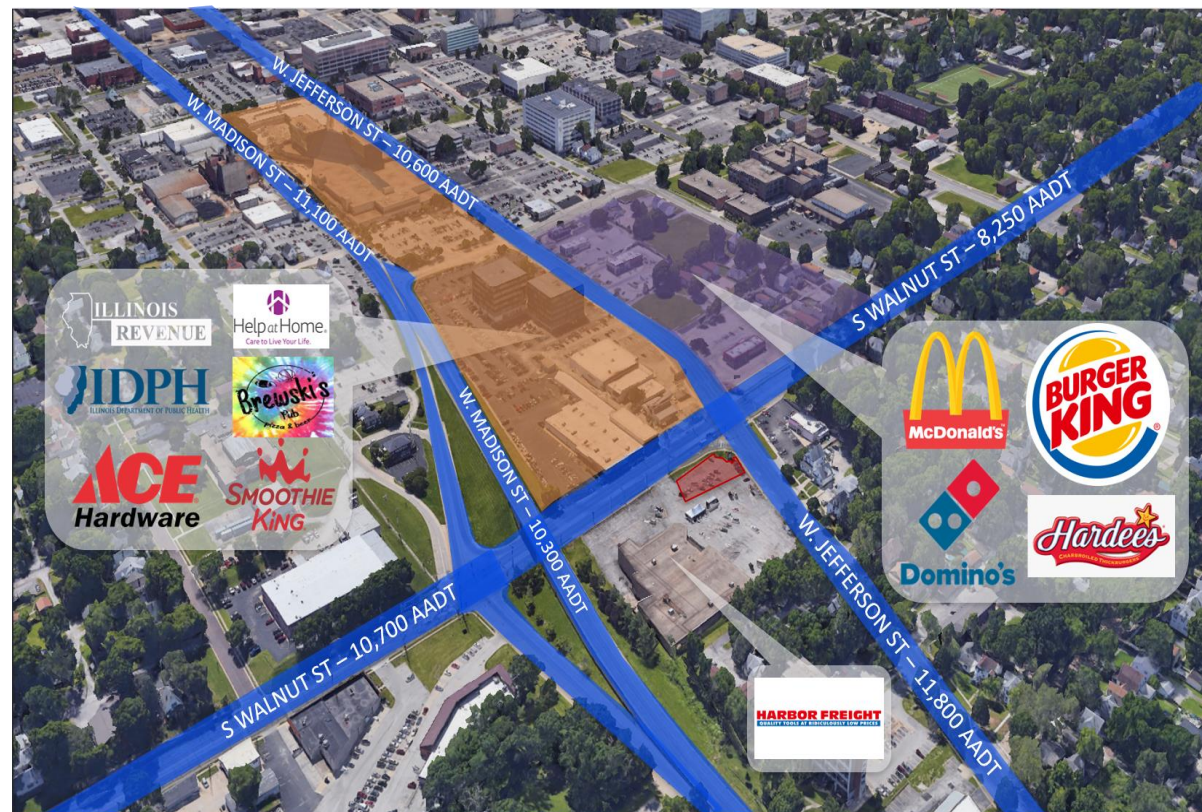
The parking requirement for a restaurant is 1 space for every 100 square feet of floor area open to the public, including patio areas. The stacking requirement for all restaurant drive-up windows is 150 feet. The drive lanes must be exclusive of parking spaces and other site circulation. The minimum lane width for the drive-thru is 10 feet, but that varies on angled parking and two-way traffic.\*\*\*

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.

\*\*\*An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

## PROPERTY INFORMATION

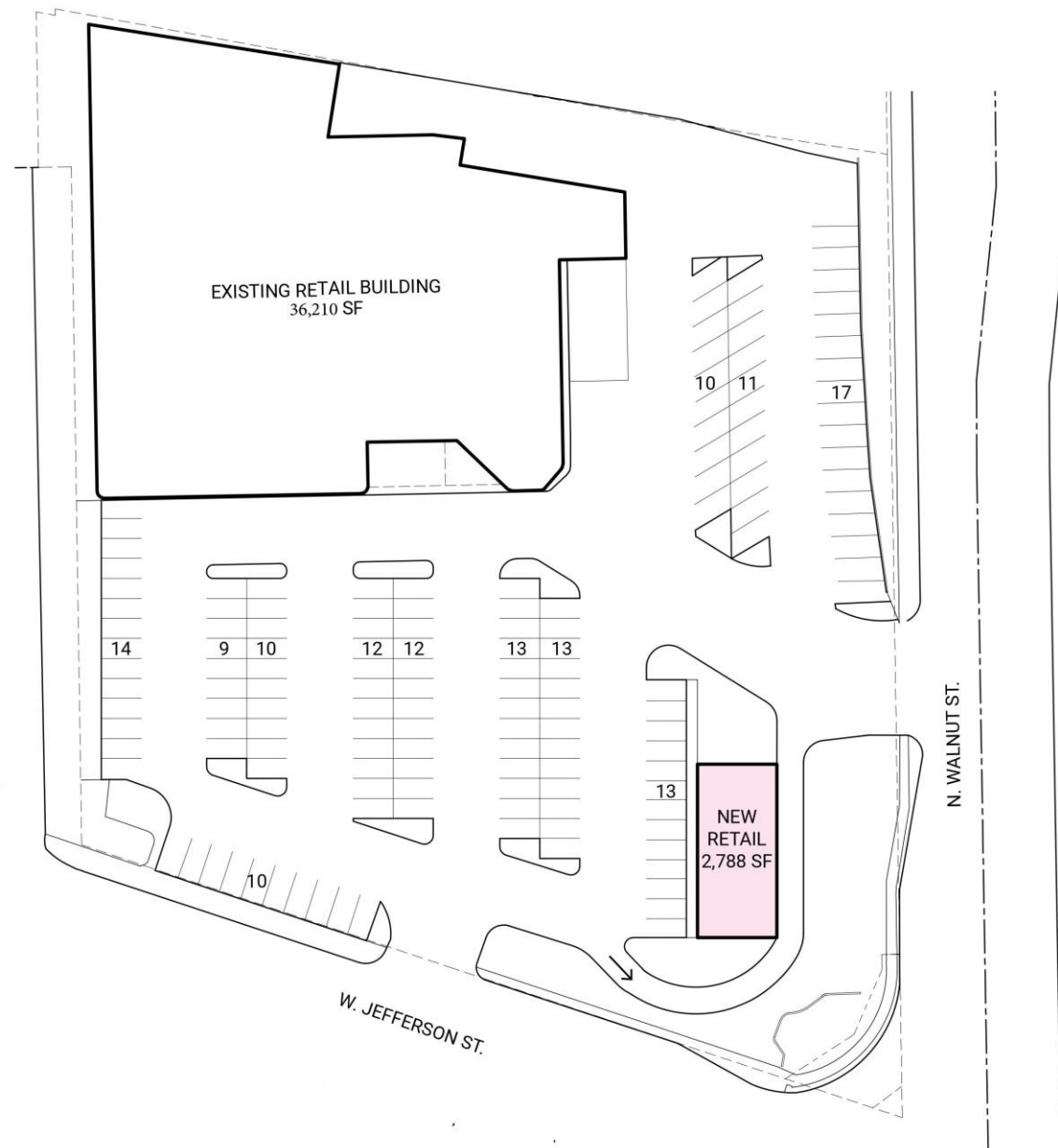
ADDRESS	711-719 W. Jefferson St, Springfield, IL 62702
PAD SITE SIZE	Negotiable
BUILDING SIZE (ESTIMATE)	500 – 2,788 SF
LEASE PRICE	Negotiable
ZONING	B-1, Highway Business District
PARKING SPACES	1/100 SF



# SITE PLAN



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# LOW AERIAL



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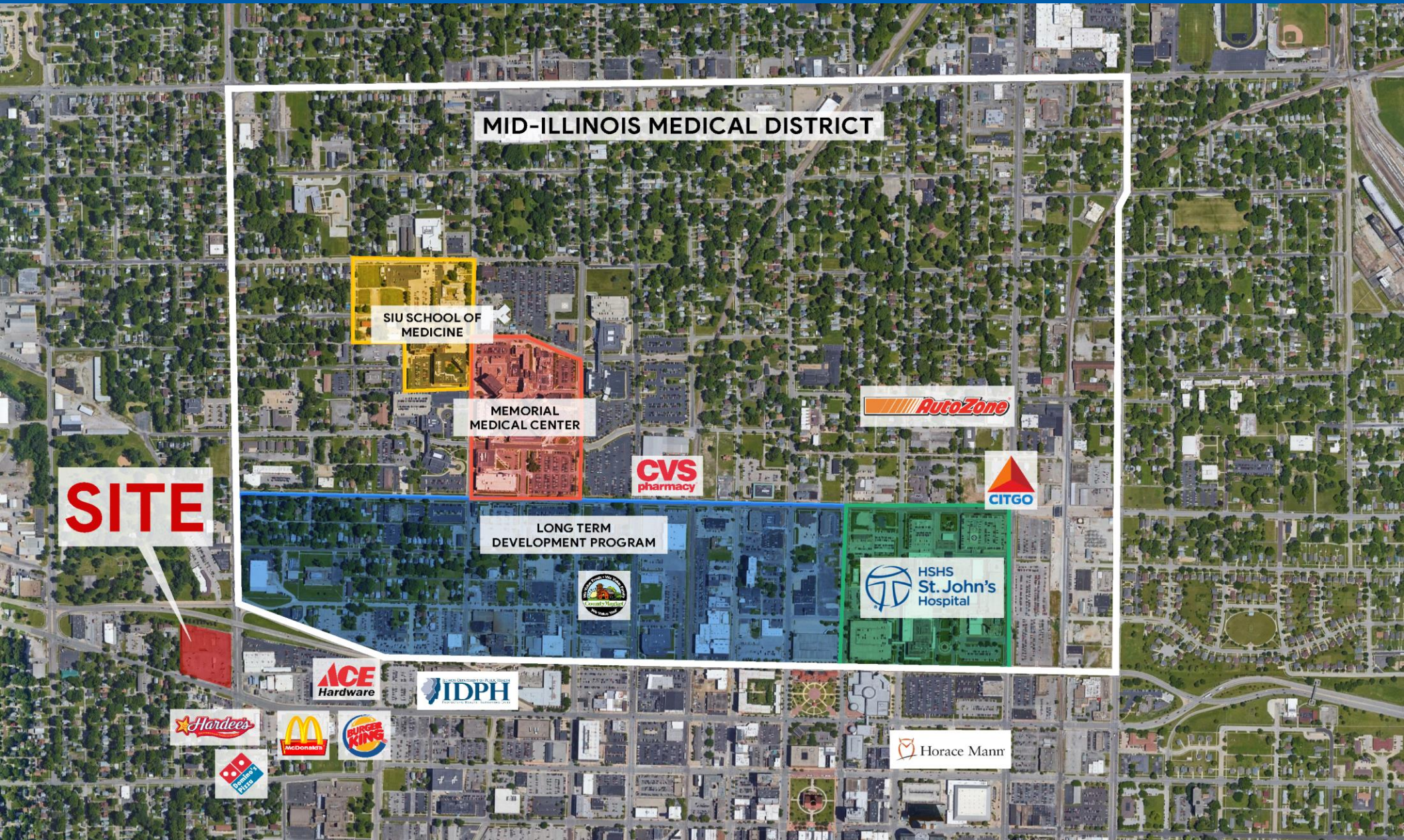




# HIGH AERIAL



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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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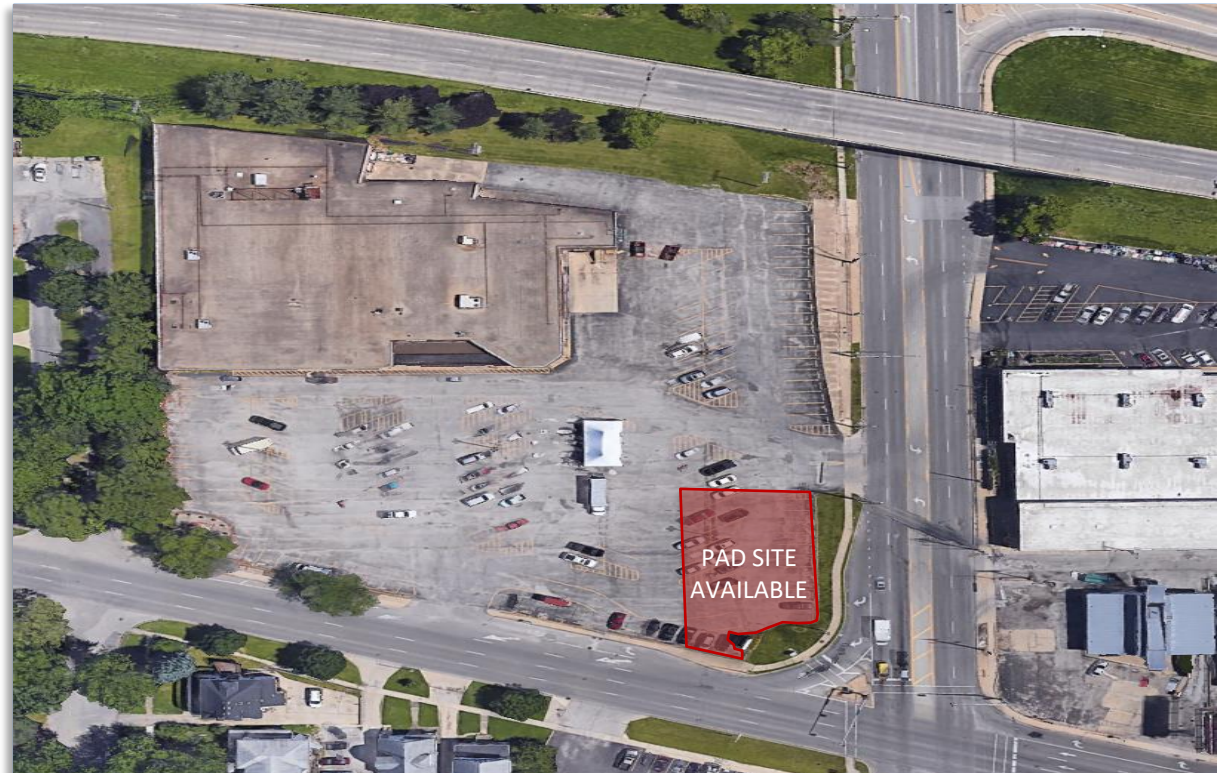
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[bpryor@cbsdr.com](mailto:bpryor@cbsdr.com)

## CBCDR MAIN OFFICE

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Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Harbor Freight-Anchored
- Pad Site B-T-S/Ground Lease
- Corner Lot
- Ideal for Fast Food/QSR
- Strong Retail Location
- Near State Capitol & Large Medical Campus
- Combined Corner Lot Traffic Count: 22,500 AADT