

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3429 Freedom Dr
Springfield, IL 62704

Walmart & Target Shadow
Center Anchor Restaurant or
Retail Space **For Lease**

- Great Visibility
- Traffic Count: 29,900 AADT
(Veterans Pkwy)
- Remodeled in 2015
- Drive-Thru is Possible

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this Walmart & Target Shadow Center Anchor Restaurant or Retail Space For Lease.

The available space is anchor of the high traffic and highly visible Freedom Plaza retail center. The space features an open dining area (Seating for 32), outdoor patio area (Seating for 20), 2 ADA-compliant restrooms, and a kitchen and dish area. The kitchen area includes a 7' x 12' walk-in cooler and a handwashing sink. The dish area includes a handwashing sink, 50-gal water heater, and a dish tank. Co-tenants include Tribble Vapors and Cricket Wireless. The property could accommodate a drive-thru.

Freedom Plaza is located in the Parkway Pointe Development on the southwest side of Springfield. It has visibility from Veterans Pkwy/Rt. 4 (29,900 AADT), the main retail artery and thoroughfare in Springfield. It is minutes away from several large residential neighborhoods and Interstate 72. Noteworthy destinations in the same development include Walmart, Target, Aldi, Starbucks, Portillo's, McDonald's, Hobby Lobby and Maribis Cannabis Dispensary. The trade area includes White Oaks Mall (Macy's, Dick's, Esporta Fitness, Cooper's Hawk) and White Oaks Plaza (Big Lots, Home Goods, TJ Maxx, Kohl's, Harvest Market), among many other restaurants, amenities, and professional services.

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.

PROPERTY INFORMATION

ADDRESS	3429 Freedom Dr, Suite A, Springfield, IL 62704
AVAILABLE SPACE	2,700 SF
LEASE RATE	\$20.00 / SF / NNN
NNN ESTIMATE	\$7.75 / SF
ZONING	S-2, Community Shopping & Office District
YEAR BUILT REMODELED	1992 2015
PARKING	82 Spaces



AERIAL



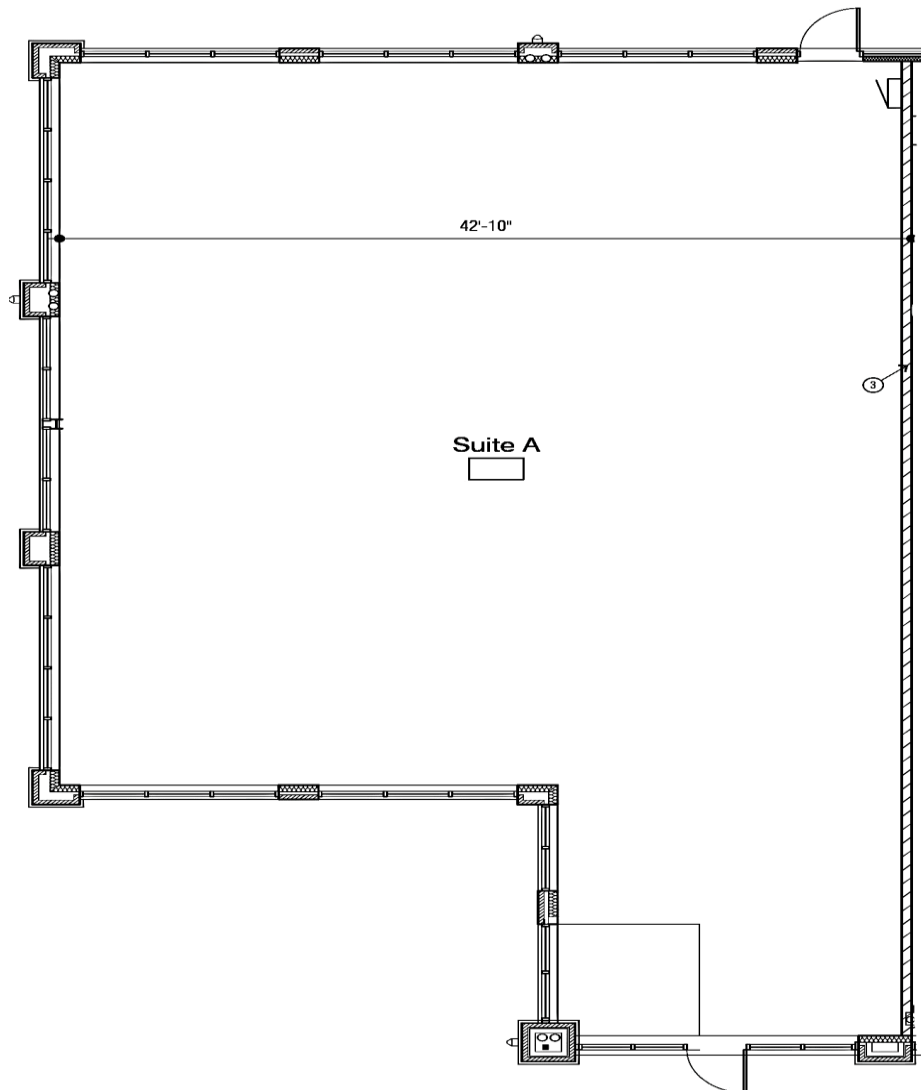
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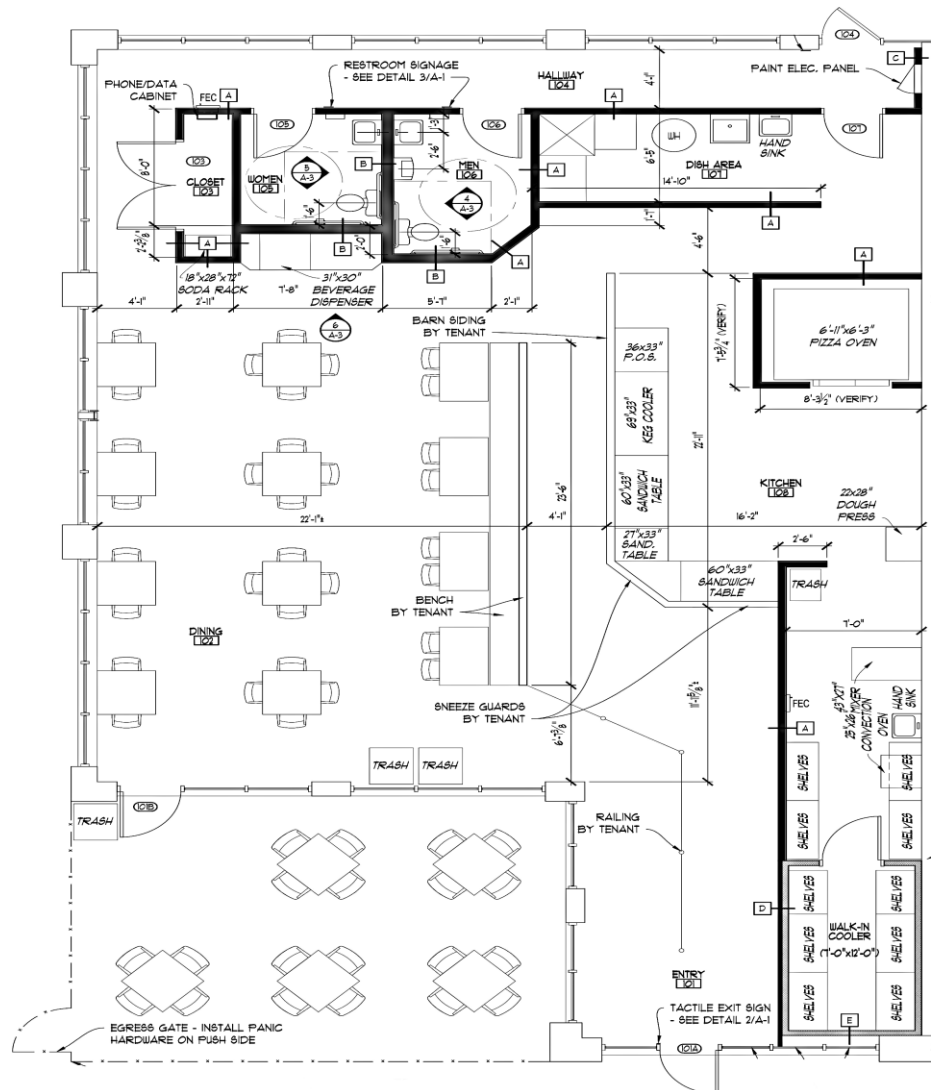
PLANS



DEMO PLAN



FLOOR PLAN



EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Open Dining/Retail



INTERIOR PHOTOS



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Kitchen/Dish Area



DEMOGRAPHICS



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POPULATION

1-MILES 3-MILES 5-MILES

2010 Population (Census)	3,621	31,417	92,813
2022 Population	3,668	35,315	97,236
2027 Population (Projected)	3,673	36,238	99,103

HOUSEHOLDS

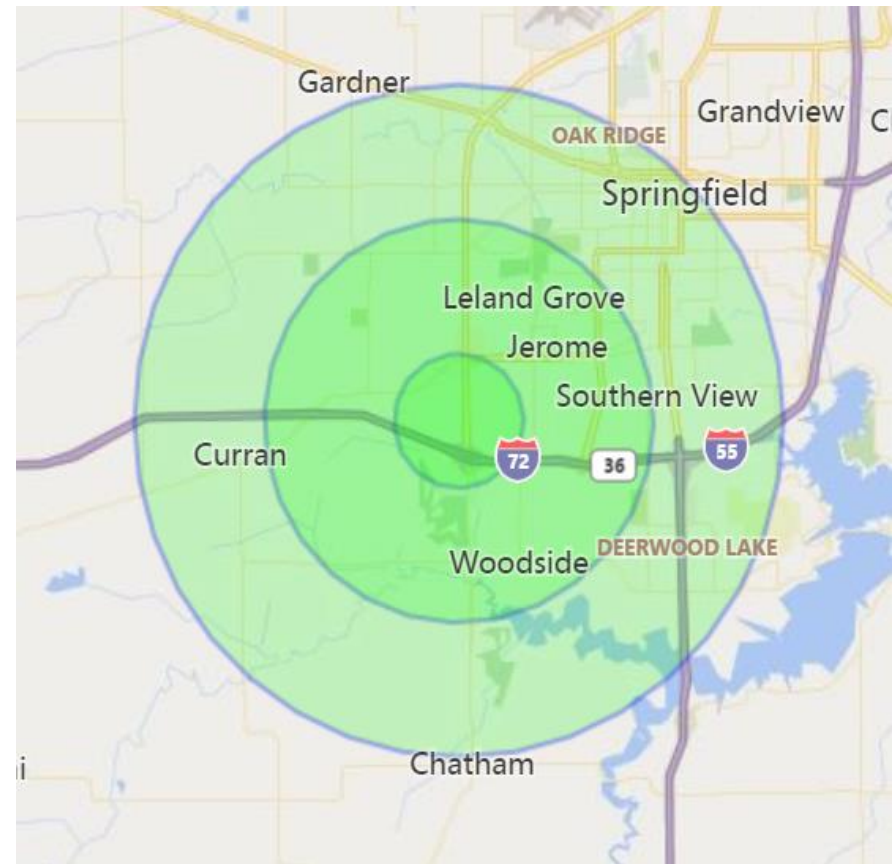
1-MILES 3-MILES 5-MILES

2022 Households	1,639	15,999	43,297
2027 Households (Projected)	1,638	16,373	44,032

INCOME

1-MILES 3-MILES 5-MILES

2022 Per Capita Income	\$39,218	\$46,425	\$38,206
2022 Median Household Income	\$70,339	\$78,800	\$68,597
2022 Average Household Income	\$87,763	\$102,474	\$85,803



CONTACT



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PROPERTY HIGHLIGHTS

- Walmart & Target Shadow Center
- Anchor Space
- Great Visibility
- 29,900 AADT along Veterans Pkwy
- Remodeled in 2015
- Drive Thru is Possible