OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

1528 W. Springfield Rd
Taylorville, IL 62568

Taylorville Crossing **For Lease**

- Walmart Shadow Center
- North End-Cap Available
- TIF District
- Traffic Count: 14,400 AADT

BLAKE PRYOR
Vice President

O: 217.547.6650
C: 217.725.9518
bpryor@cbcdr.com

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

USE AGREEMENT

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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 excited to present an end-cap space for lease at Taylorville Crossing in Taylorville, IL. Located in a Walmart Shadow Center and a TIF District, this prominent retail location offers exceptional visibility and exposure to 14,400 vehicles per day annually.

Suite 1528 (1,972 SF) is the north end cap and was previously a ShopKo Optical shop and comes with a complete buildout from 2022. This space is perfect for an eye care center and optical sales shop, with a layout consisting of a large sales floor, an optical lab, a lab back with an office, exam rooms, and an ADA-compliant restroom.

Additionally, the shopping center has prominent pylon signage for the next tenant to utilize and is home to a variety of popular tenants, including Dollar Tree, Papa John's (coming soon), Great Clips, H&R Block, Cricket, Dotty's, Vapor Maven, a Chinese restaurant, and a nail spa (expanding soon). Major retailers in the area include Walmart Supercenter, AT&T, Scooter's Coffee, Steak 'n Shake, Aldi, Farm & Home Supply, and Car Wash City, among others.

Taylorville is the county seat of Christian County, IL, and is located approximately 30 miles southeast of Springfield, IL, and 30 miles southwest of Decatur, IL. The town has a relatively low cost of living, which benefits both the community and businesses in the area. Taylorville is an attractive destination for customers in surrounding areas with its accessible location and unique shopping experiences.

PROPERTY INFORMATION

ADDRESS	**1528 W. Springfield Rd, Taylorville, IL 62568**
AVAILABLE SPACE	1,972 SF
LEASE RATE	$16.00 / SF / NNN
NNN ESTIMATE	$5.00 / SF
ZONING	C-2, Service Retail
PARKING	128 Spaces

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

AERIAL

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

EXTERIOR PHOTOS

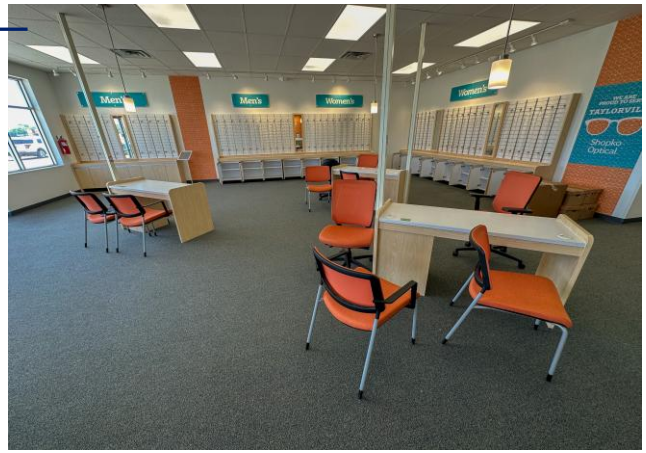
COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

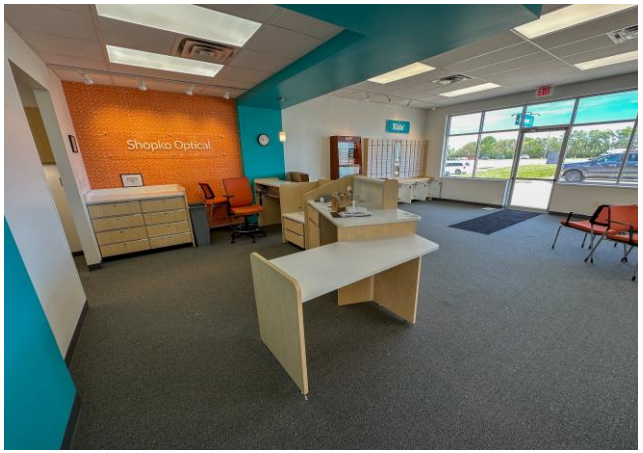
COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

INTERIOR PHOTOS

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY



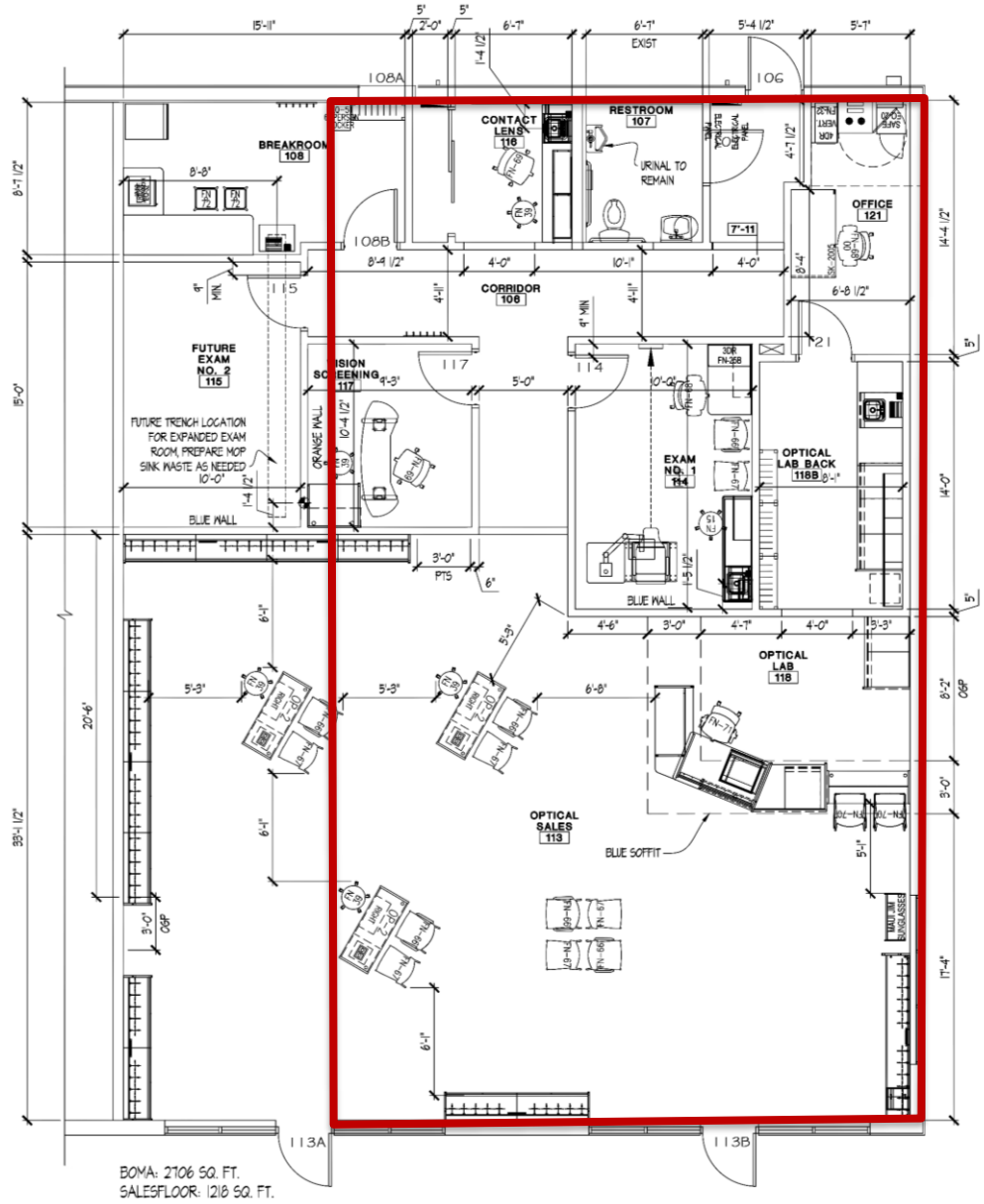


COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

FLOOR PLAN

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

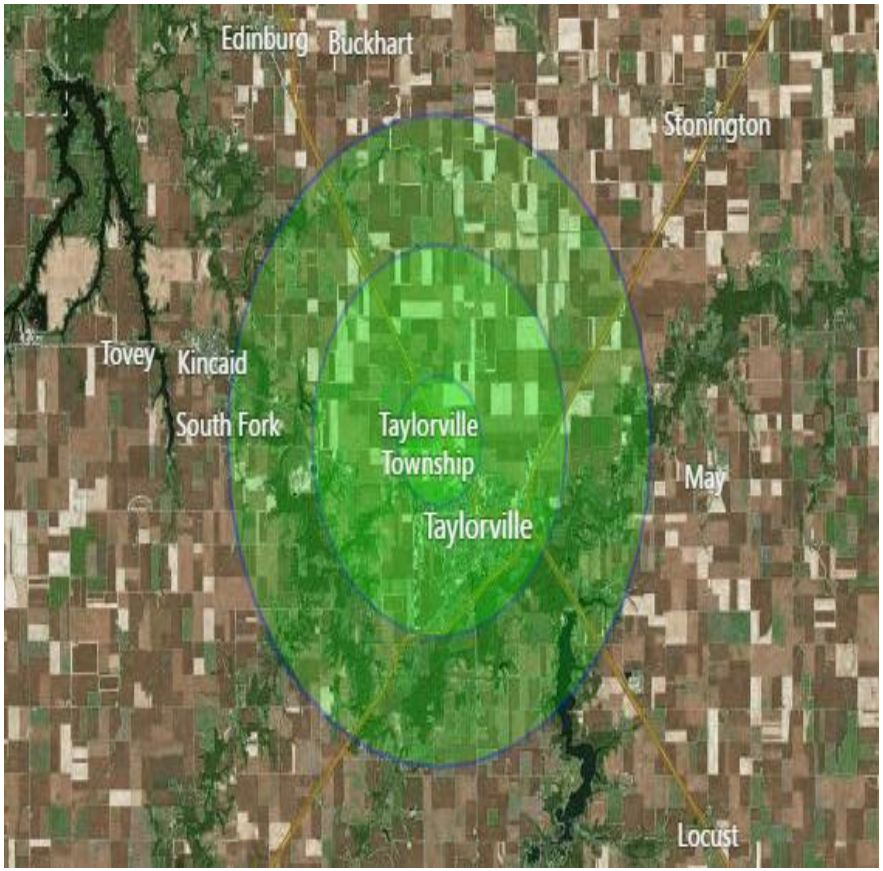
DEMOGRAPHICS

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	1,809	11,065	13,867
2024 Population	1,766	10,821	13,624
2029 Population (Projected)	1,726	10,575	13,322

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2024 Households	856	4,956	6,070
2029 Households (Projected)	837	4,841	5,933

INCOME	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	$28,273	$27,777	$30,077
2024 Median Household Income	$46,614	$50,834	$55,077
2024 Average Household Income	$58,324	$60,654	$67,508



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 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.

CONTACT

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM

PROPERTY HIGHLIGHTS

- Walmart Shadow Center
- Located in a TIF District
- Traffic Count: 14,400 AADT
- Exceptional Visibility and Exposure
- North End-Cap Now 1,972 SF
- Strong Co-Tenancy

©2024 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.