OFFERING MEMORANDUM





Well-Equipped Second-Generation Restaurant Building Near the Interstate & Lake Springfield For Lease

BLAKE PRYOR, CCIM

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USE AGREEMENT



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OVERVIEW



Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this freestanding Well-Equipped Second-Generation Restaurant Building Near the Interstate & Lake Springfield For Lease.

The property is a former Bob Evans restaurant featuring the classic country-living theme. The layout consists of a large kitchen, customer seating in a large dining area (remodeled in 2015), and two ADA-compliant restrooms (remodeled in 2015). The kitchen contains a 23.5' heat capture hood ventilation system, a 12' grease hood ventilation system, 1-21.5' x 12.5' walk-in cooler, and 1-15' x 6.25' walk-in freezer. Also, there is a 3-compartment sink, a vegetable prep sink, 2 handwashing sinks, a dishwashing tank, a 100-gal water heater, and various other fixtures and equipment that remain with the building.

The site is located near the signalized intersection of S. Dirksen Pkwy (a main retail artery - 12,000 AADT) and Stevenson Dr (16,600 AADT) on the southeast side of Springfield. It has 175' of frontage on Stevenson Dr and visibility from Interstate 55/72 (52,300 AADT), creating a constant buzz. It is minutes away from multiple interchanges on Interstate 55 and 72, and Lake Springfield, a 4,200-acre reservoir and major Central Illinois recreation center offering boating, fishing, and water sports. The lake encompasses 735 residential sites, 8 public parks, and attracts a substantial annual footfall of 600,000 recreational enthusiasts. Nearby businesses include several luxury hotel chains to accommodate business travelers and visitors (IHG, Marriott, and Wyndham), and popular dining establishments that bolster the local dining scene (Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks). The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area, naturally attracting a steady customer base and fostering strong demand for services in the area. Also, the site enjoys proximity to a wealth of shopping, entertainment, and various amenities, enhancing its overall allure to businesses and investors alike. The area anticipates multiple upcoming developments, including a QuikTrip convenience store next to the site (broke ground), a 3-story Home2 Suites by Hilton hotel (nearly complete), a cannabis dispensary (open), and a Five Below (open) to elevate the overall appeal even further.

PROPERTY INFORMATION

ADDRESS 3050 Stevenson Dr, Springfield, IL 62703

AVAILABLE SPACE 6,241 SF

LEASE RATE \$14.00 / SF / Absolute NNN

ZONING B-1, Highway Business District

YEAR BUILT | 1992 | 2015



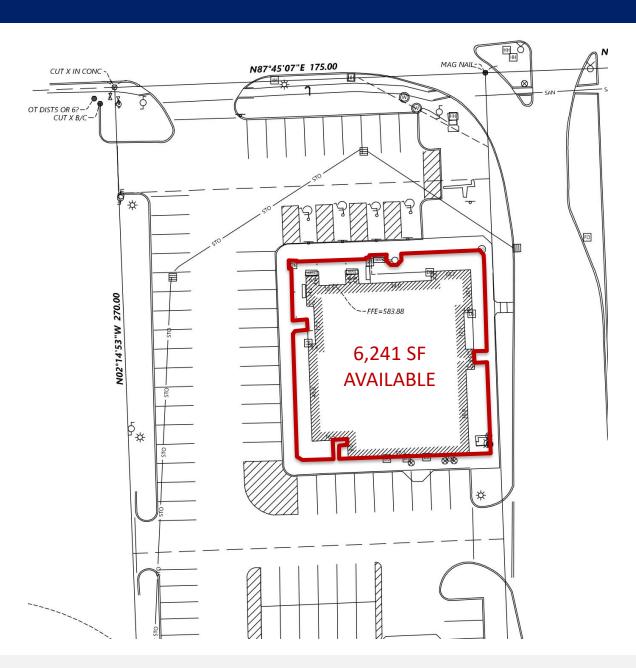
AERIAL





SURVEY

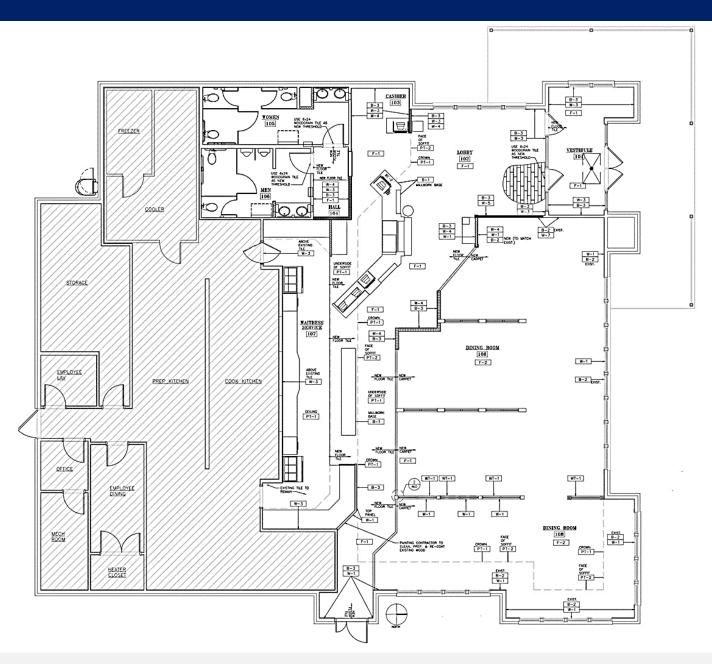






FLOOR PLAN







EXTERIOR PHOTOS









INTERIOR PHOTOS



Front of the House













INTERIOR PHOTOS



Back of the House











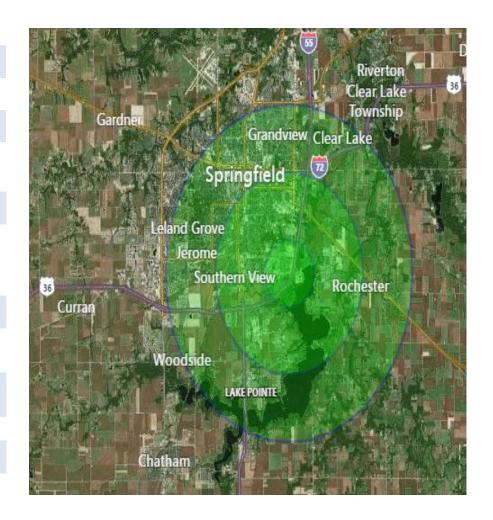


DEMOGRAPHICS





POPULATION	1-MILES	3-MILES	5-MILES
2020 Population (Census)	4,843	34,585	97,494
2024 Population	4,728	33,641	95,519
2029 Population (Projected)	4,678	33,641	93,921
HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2024 Households	2,172	14,023	42,917
2029 Households (Projected)	2,213	14,101	43,212
INCOME	1-MILES	3-MILES	5-MILES
INCOME 2024 Per Capita Income	1-MILES \$36,888	3-MILES \$40,361	5-MILES \$44,632
2024 Per Capita Income 2024 Median Household	\$36,888	\$40,361	\$44,632
2024 Per Capita Income 2024 Median Household Income 2024 Average Household	\$36,888 \$59,977	\$40,361 \$67,139	\$44,632 \$68,136
2024 Per Capita Income 2024 Median Household Income 2024 Average Household Income	\$36,888 \$59,977 \$76,516	\$40,361 \$67,139 \$93,086	\$44,632 \$68,136 \$97,048



CONTACT





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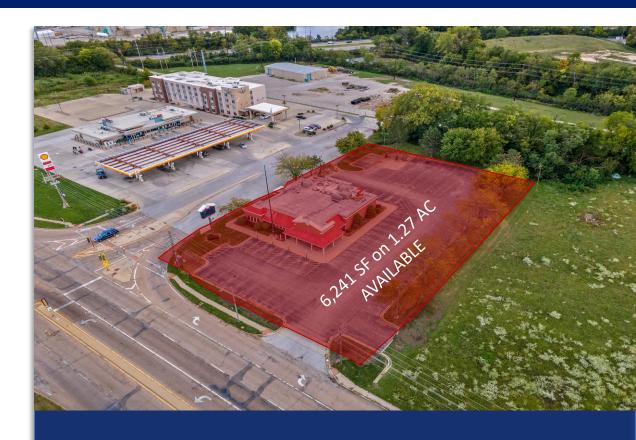
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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Second-Generation Restaurant Bldg
- Signalized Intersection
- Front of the House Remodeled (2015)
- Main Retail Artery & Near Interstate
- Furniture, Fixtures, & Equipment Stays
- Several Nearby Upcoming Developments