

FORMER BOB EVANS FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3050 Stevenson Dr

Springfield, IL 62703

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

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

©2026 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 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 (coming soon), a 3-story Home2 Suites by Hilton hotel (open), 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 Service District
YEAR BUILT REMODELED	1992 2015
PARKING	81 Spaces



AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

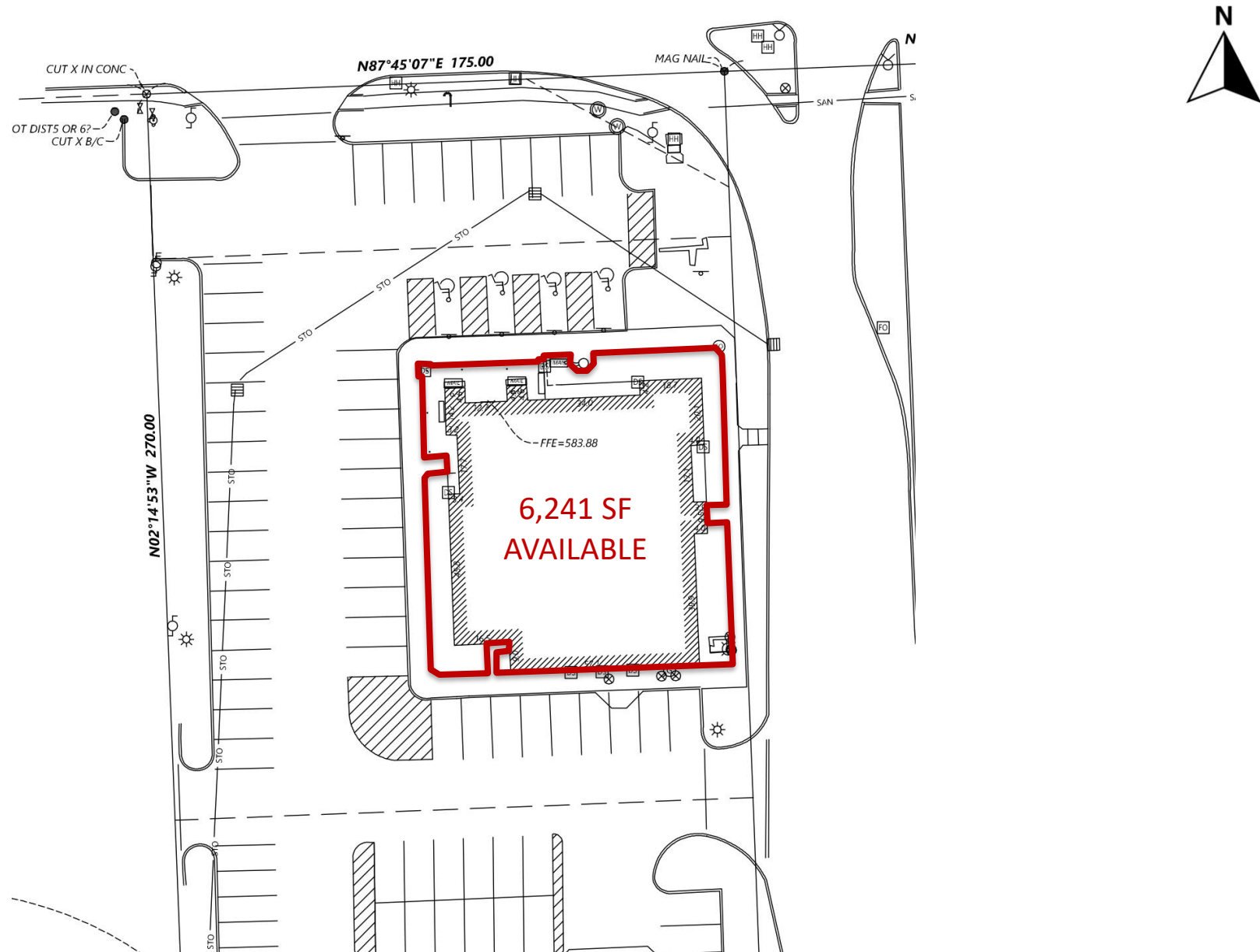
217-547-6650

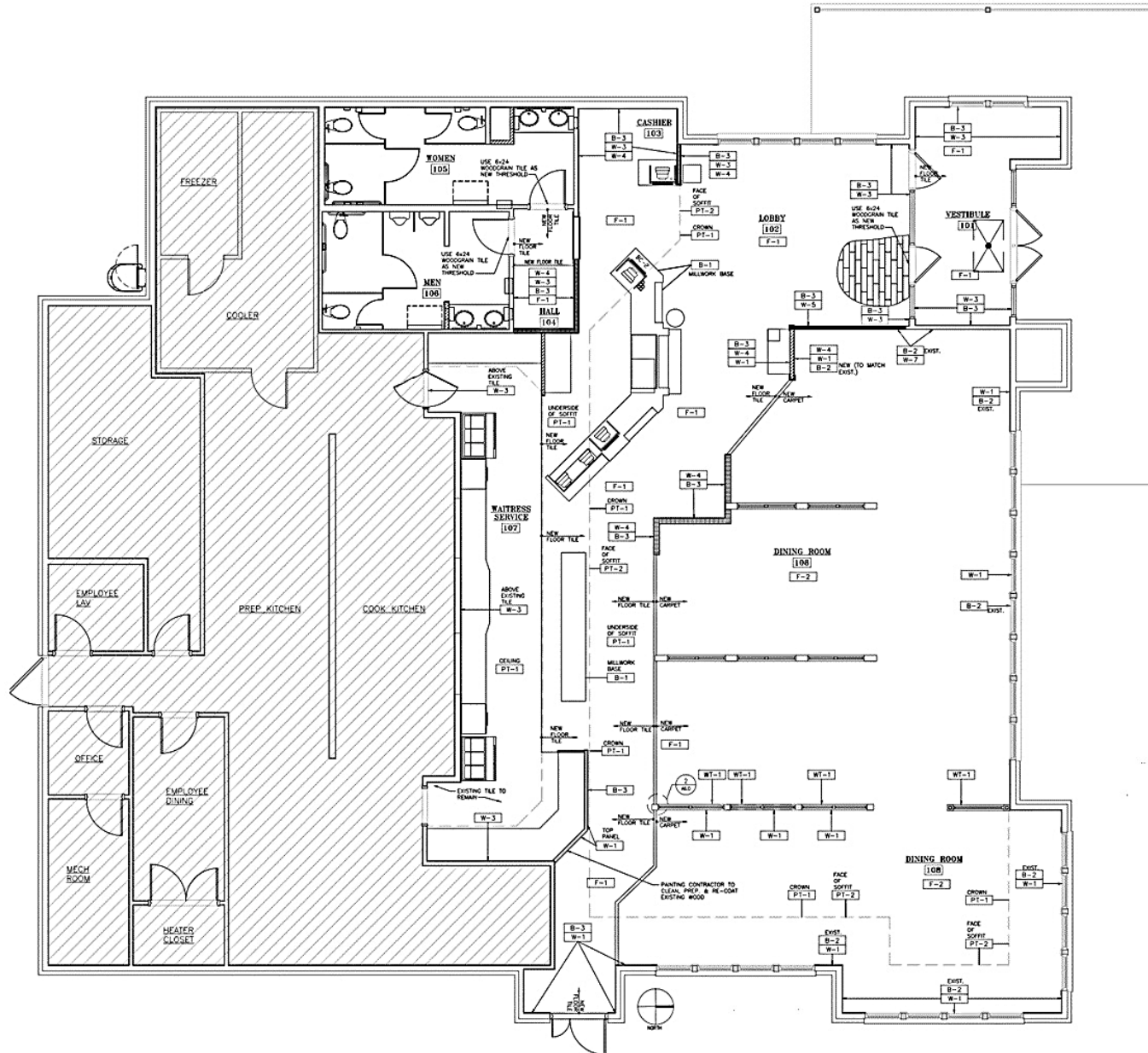
©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SURVEY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY





EXTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Front of the House



Back of the House

DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Courtesy of  **esri**

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population (Census)	4,606	34,715	96,277
2026 Population	4,417	33,558	94,371
2031 Population (Projected)	4,336	33,171	93,513

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2026 Households	1,994	14,162	42,687
2031 Households (Projected)	1,995	14,152	42,779

INCOME

	1-MILE	3-MILE	5-MILE
2026 Per Capita Income	\$34,730	\$37,695	\$41,784
2026 Median Household Income	\$60,743	\$64,732	\$65,712
2026 Average Household Income	\$73,492	\$88,287	\$92,261

BUSINESS

	1-MILE	3-MILE	5-MILE
2026 Total Businesses	234	1,470	4,600
2026 Employees	3,194	25,598	93,235



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbsdr.com

CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln
Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

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