OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

920 E. North Grand Ave
Springfield, IL 62702

Freestanding Small-Box Property on a Corner Location
For Sale or **Lease**

BLAKE PRYOR, CCIM

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OVERVIEW

PROPERTY OVERVIEW

This freestanding 15,251 SF small-box property offers high visibility on a corner lot, formerly home to a CVS Pharmacy. Situated at a bustling intersection with 20,550 AADT, the location guarantees unmatched exposure and accessibility, complemented by prominent pylon signs and convenient traffic-signal access. With ample parking and a large surrounding population, the property is ideal for retail businesses seeking a strategic foothold.

Constructed with durable precast concrete, the building features a spacious open sales area with 12' ceilings, ideal for flexible layout options. Supporting facilities include a small office, photo room with an eye-washing station, a wet-sprinkler-equipped back stock room, an 18'6" x 11' walk-in cooler, three restrooms, a lounge area, a pharmacy, and an additional office. An efficient 5,000 lb hydraulic dock lift further enhances the property's functionality for businesses with larger inventory needs.

Located within the Enos Park TIF District and the Springfield/Sangamon County Enterprise Zone, this property is eligible for multiple incentives. These include potential assistance that offer significant advantages for new or expanding businesses. This property is a unique investment opportunity for visionary businesses ready to capitalize on a high-traffic, growth-ready location.

PROPERTY INFORMATION

ADDRESS	920 E. North Grand Ave, Springfield, IL 62703
BUILDING SIZE	15,251 SF
ASKING PRICE	$1,200,000
LEASE RATE	$9.00 / SF/ Net
LOT SIZE	1.95 AC
ZONING	S-3, Central Shopping District
YEAR BUILT | REMODELED	2001
PARKING	72 Spaces

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AERIAL

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SITE PLAN

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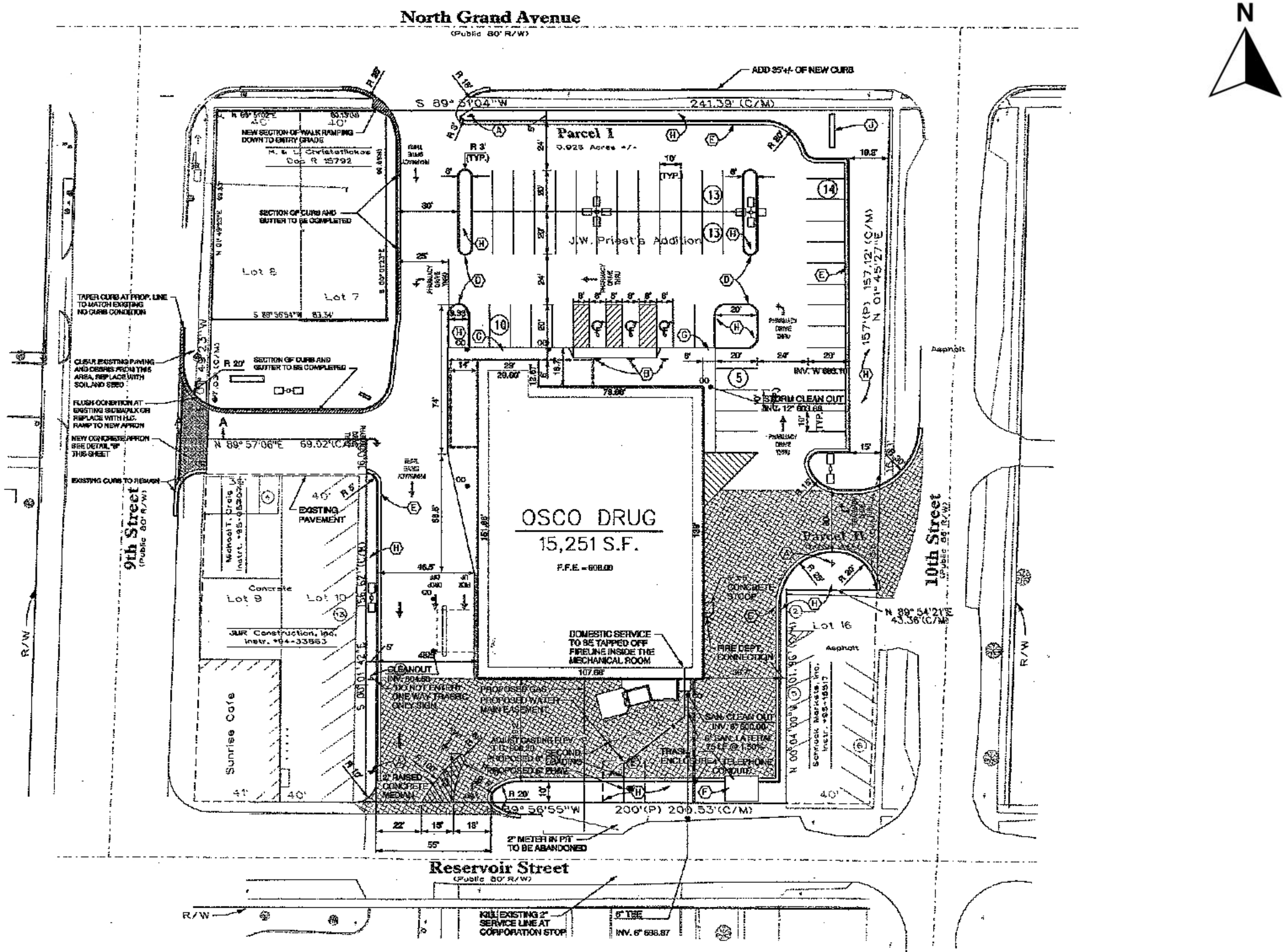

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FLOOR PLAN

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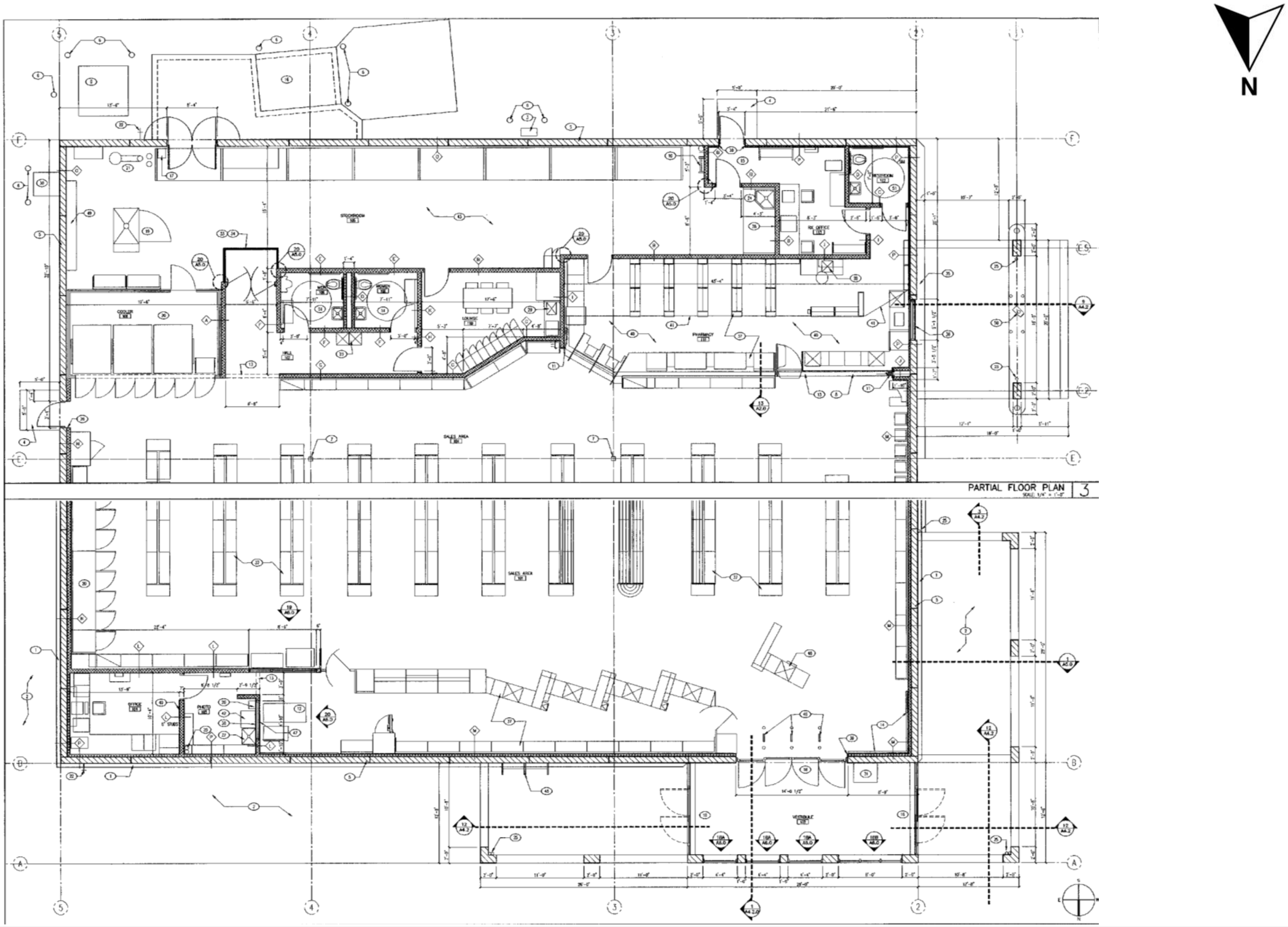

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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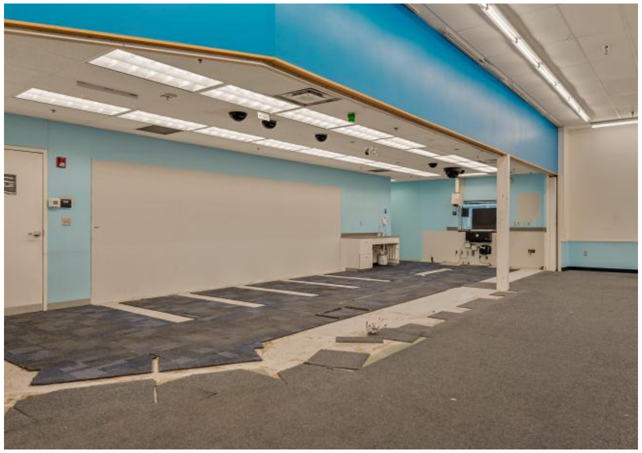
INTERIOR PHOTOS



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SPRINGFIELD, IL

Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is located in central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a $224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation.

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DEMOGRAPHICS

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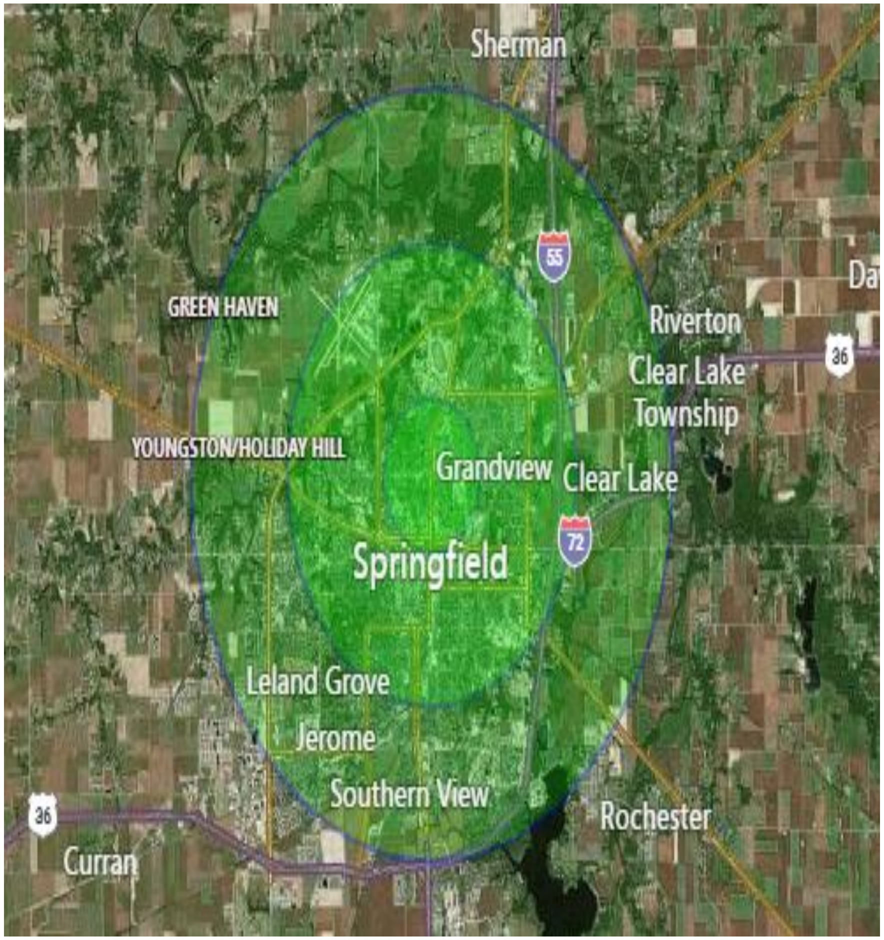
Courtesy of esri

POPULATION	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,752	61,585	106,738
2026 Population	10,452	60,607	104,801
2031 Population (Projected)	10,364	60,181	103,922

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2026 Households	4,730	28,065	48,851
2031 Households (Projected)	4,747	28,177	48,993

INCOME	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	$25,817	$34,878	$42,398
2026 Median Household Income	$48,488	$57,999	$66,233
2026 Average Household Income	$57,671	$74,882	$90,613

BUSINESS	1-MILES	3-MILES	5-MILES
2026 Total Businesses	526	3,377	5,555
2026 Employees	16,846	81,928	107,820



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PROPERTY HIGHLIGHTS

- High Visibility & Multiple Pylon Signs
- Corner Lot
- Signalized Intersection
- Ample Parking
- Drive-Thru Capabilities
- Located in TIF District & Enterprise Zone