

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1322 Wabash Ave**  
Springfield, IL 62704

**End-Cap Space in a Newer  
Retail Center For Lease**

**BLAKE PRYOR, CCIM**

Vice President

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**COLDWELL BANKER COMMERCIAL**

**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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# OVERVIEW



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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this retail space in a new retail center in the Village of Jerome (part of the Springfield, IL MSA).

The space is the west end-cap in the high traffic and high visible Wabash Ave corridor. The space was previously used as a gaming parlor. The layout is mostly open with a storage room and an ADA-compliant restroom.

The sit has prominent frontage and multiple curb cuts along the popular and highly desirable Wabash Ave located between White Oaks Mall and the upcoming Scheels Sports Park. It has traffic counts of 25,400 AADT. The site is within 1.5 miles from Interstate 72. The site has great retail density and plenty of rooftops to absorb all the activity. Nearby attractions include several big box retailers (Schnuck's, Ashley Furniture, Ace Hardware, Jeffrey Alans), QSRs (McDonald's, Dairy Queen, Subway, Steak 'n Shake, Sonic), and various shopping (Goodwill and Planet Fitness).

Springfield is the Capital of 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. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

## PROPERTY INFORMATION

ADDRESS	1322 Wabash Ave, Suite B, Springfield, IL 62704
AVAILABLE SPACE	1,250 SF
LEASE RATE	\$18.00 / SF / NNN
NNN ESTIMATE	\$5.00 / SF / NNN
ZONING	B-2, Service Business District (Village of Jerome)
YEAR BUILT	2021
PARKING	22 Spaces





# AERIAL



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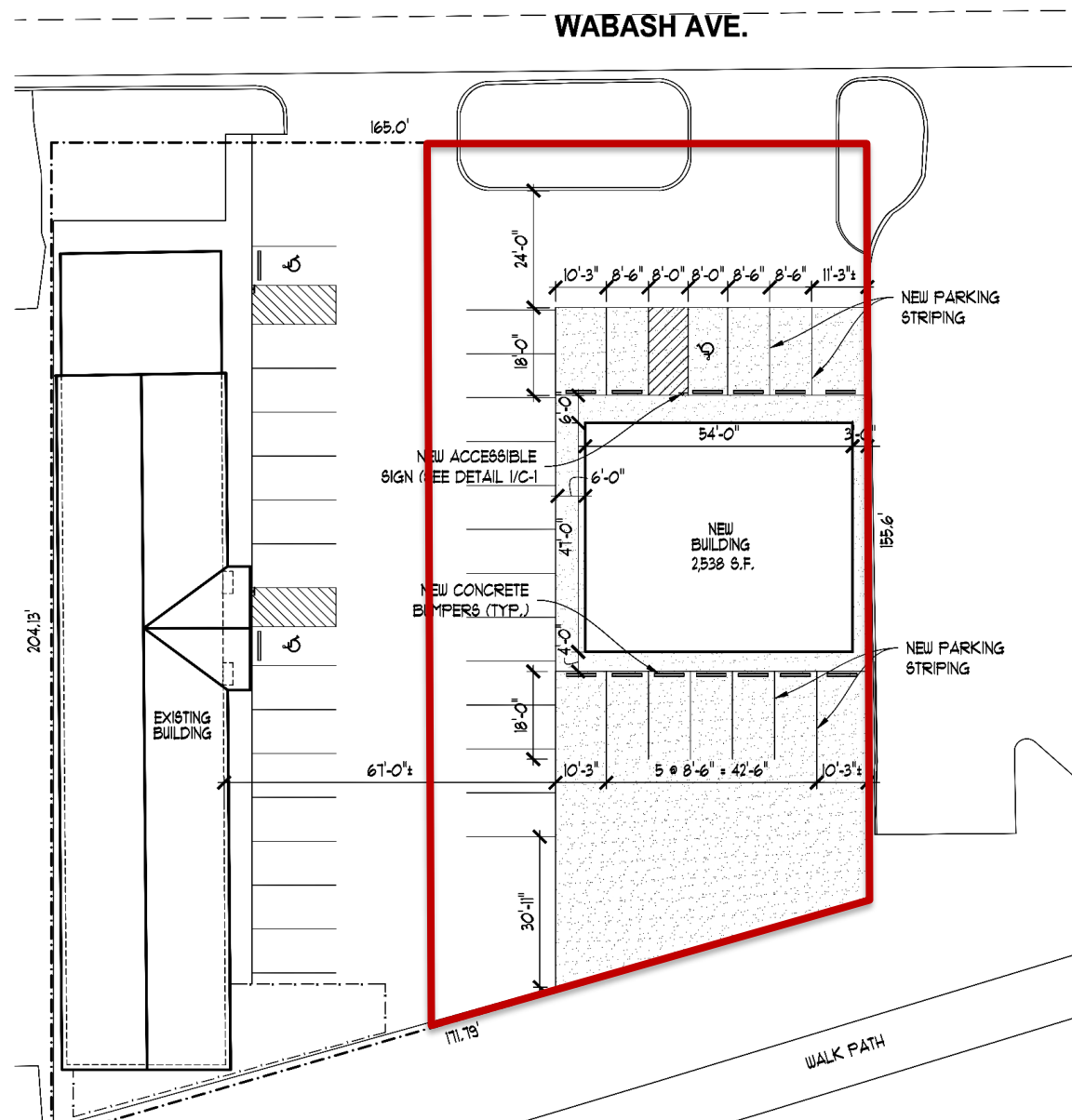




# SITE PLAN



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# FLOOR PLAN



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# INTERIOR PHOTOS



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## Open Retail Area





# INTERIOR PHOTOS



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## Open Retail Area + Back Area





# DEMOGRAPHICS



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Courtesy of  **esri**

## POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	9,726	64,119	115,707
2025 Population	9,625	63,182	113,995
2030 Population (Projected)	9,537	62,353	112,746

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2025 Households	4,764	30,503	52,547
2030 Households (Projected)	4,781	30,494	52,652

## INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$40,013	\$44,576	\$43,126
2025 Median Household Income	\$60,803	\$64,894	\$64,771
2025 Average Household Income	\$83,608	\$92,701	\$93,559

## BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	573	4,193	6,121
2025 Employees	5,376	63,062	121,205



# CONTACT



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## CBCDR MAIN OFFICE

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[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- New Construction (2021)
- Traffic Count = 25,400 AADT
- Open & Flexible Layout
- Great Visibility
- Near Interstate, White Oaks Mall, Upcoming Scheels Sports Park