OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

2003 W. Monroe St

Springfield, IL 62704

Former Starbucks QSR Building **For Sale**

- Drive-Thru & Outdoor Patio
- Prominent Signage
- Redevelopment Opportunity
- Near Signalized Intersection & Grocery-Anchored Shopping Center
- Combined Traffic Count: 24,600 AADT

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USE AGREEMENT

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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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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.

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OVERVIEW

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present the opportunity to acquire a former Starbucks QSR property in Springfield, IL.

The Seller holds fee simple interest in the asset, following Starbucks' early lease termination. This highly visible site offers an excellent redevelopment or repositioning opportunity for a Buyer seeking an affordable, well-located property. The existing improvements include a freestanding building featuring a drive-thru, outdoor patio, and "can't miss" signage. The interior layout offers a secure vestibule, an open retail or dining area, two ADA-compliant restrooms, and a dedicated back-of-house area suitable for storage or non-commercial kitchen use.

The property is strategically located near a signalized intersection with combined traffic counts of 24,600 AADT. It sits directly across from a grocery-anchored shopping center and is surrounded by a vibrant mix of neighborhood amenities, including extensive retail, multiple schools, and both public and private golf courses. Additionally, the site benefits from close proximity to Veterans Parkway—Springfield's primary retail corridor and a major state highway—as well as Downtown Springfield, a walkable hub for government, healthcare, arts, culture, and historical landmarks. The property's layout and location make it well suited for a variety of uses. Potential future uses include fast casual food and beverage concepts such as a coffee shop, bakery, or pizza establishment; light retail uses such as a boutique, mobile phone store, or convenience mart; and professional office space.

PROPERTY INFORMATION

ADDRESS	**2003 W. Monroe St, Springfield, IL 62704**
ASKING PRICE	$300,000
AVAILABLE SPACE	1,815 SF
LOT SIZE	0.34 AC
ZONING	S-2, Community Shopping & Office District
YEAR BUILT	2005
PARKING	10 Spaces

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MARKET OVERVIEW

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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. **Amazon.com Services** has a 71,000-square-foot last-mile delivery station currently under construction on North Dirksen Parkway, parallel to Interstate 55. They broke ground in November 2024 with an expected opening date by the end of 2025. The project is will create 100 permanent jobs. 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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AERIAL

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EXTERIOR PHOTOS

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FLOOR PLAN

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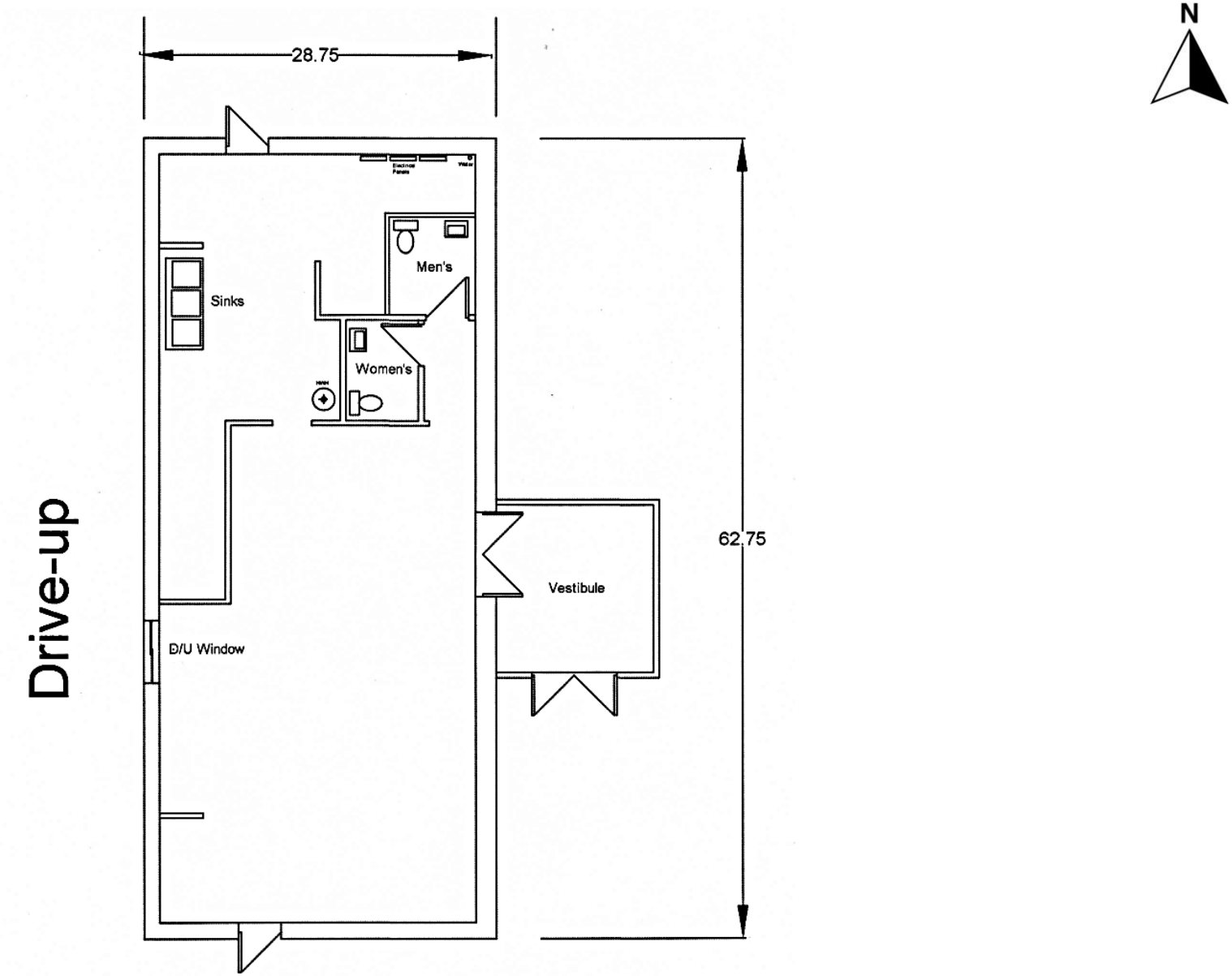

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DEMOGRAPHICS

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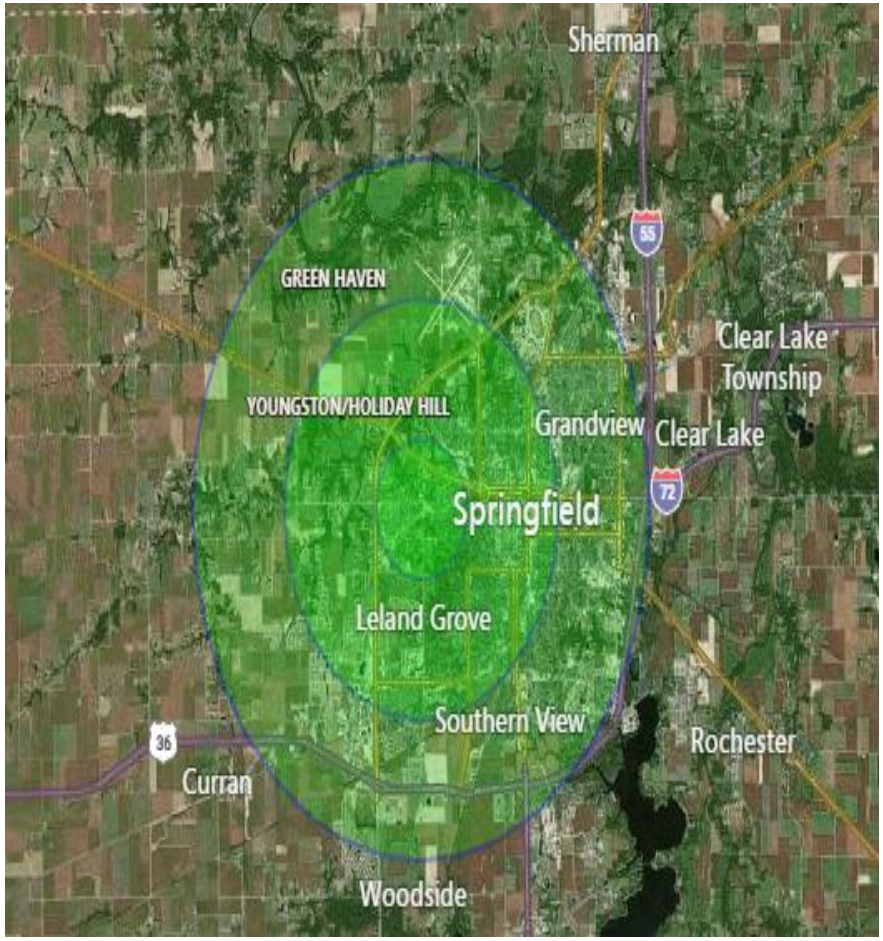
Courtesy of esri

POPULATION	1-MILES	3-MILES	5-MILES
2020 Population (Census)	11,766	69,055	114,892
2025 Population	11,653	68,003	113,025
2030 Population (Projected)	11,489	67,262	111,751

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2025 Households	5,958	32,442	52,717
2030 Households (Projected)	5,943	32,483	52,821

INCOME	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	$42,171	$43,442	$41,793
2025 Median Household Income	$63,559	$63,954	$63,417
2025 Average Household Income	$83,215	$90,987	$89,391

BUSINESS	1-MILES	3-MILES	5-MILES
2025 Total Businesses	362	4,045	6,154
2025 Employees	3,851	89,556	120,455



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PROPERTY HIGHLIGHTS

- Drive-Thru & Outdoor Patio
- Near Signalized Intersection
- Prominent Signage
- Strong Area Amenities
- Suitable for Fast-Casual Dining, Boutique, Convenience, or Office

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