

MARKETING BROCHURE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**3101 S. MacArthur Blvd
Springfield, IL 62704**

**Prime Retail Opportunity
Near Springfield's Hottest
New Destination For Lease**

BLAKE PRYOR, CCIM

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Springfield, IL

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer up this high-visibility corner location just minutes from the highly anticipated SCHEELS Sports Park at Legacy Pointe—Springfield’s future hub for sports, dining, entertainment, and hospitality.

Flexible Layout to Suit Your Needs

- 4,000 SF Available
 - End-cap with existing bar setup and two restrooms
 - Landlord recently leased the in-line spaces.

High-Traffic Location

- Strategic corner of MacArthur Blvd & Wabash Ave
- Combined Traffic Count = 44,700 AADT
- Ample Parking + Large Pylon Signage

Destination Co-Tenancy

- Anchored by Feast Buffet – 12,000 SF of diverse dining (Asian, American, sushi, Mongolian BBQ, dessert bar)
- Surrounded by popular destinations including:
 - SCHEELS Sports Park (Indoor Dome Oct 2025; Outdoor Fields Spring 2026)
 - SCHEELS Sporting Goods
 - Engrained Brewery, Casa Real Mexican Restaurant, Legacy Pointe Eatery
 - SpringHill Suites & Upcoming Fairfield Inn & Suites (Oct 2025)
 - 46,000 SF Family Entertainment Center (Aug 2026)

Unbeatable Access

- Minutes from Interstate 72
- Direct connection to Springfield’s growing west side retail and entertainment corridor

PROPERTY INFORMATION

ADDRESS 3101 S. MacArthur Blvd, Springfield, IL 62704

AVAILABLE SPACE 4,000 SF

LEASE RATE \$18.00 / SF / NNN

NNN ESTIMATE \$5.50 / SF / NNN

ZONING B-1, Highway Business Service District

YEAR BUILT | REMODELED 1978 | 2024

PARKING 132 Spaces



AERIAL



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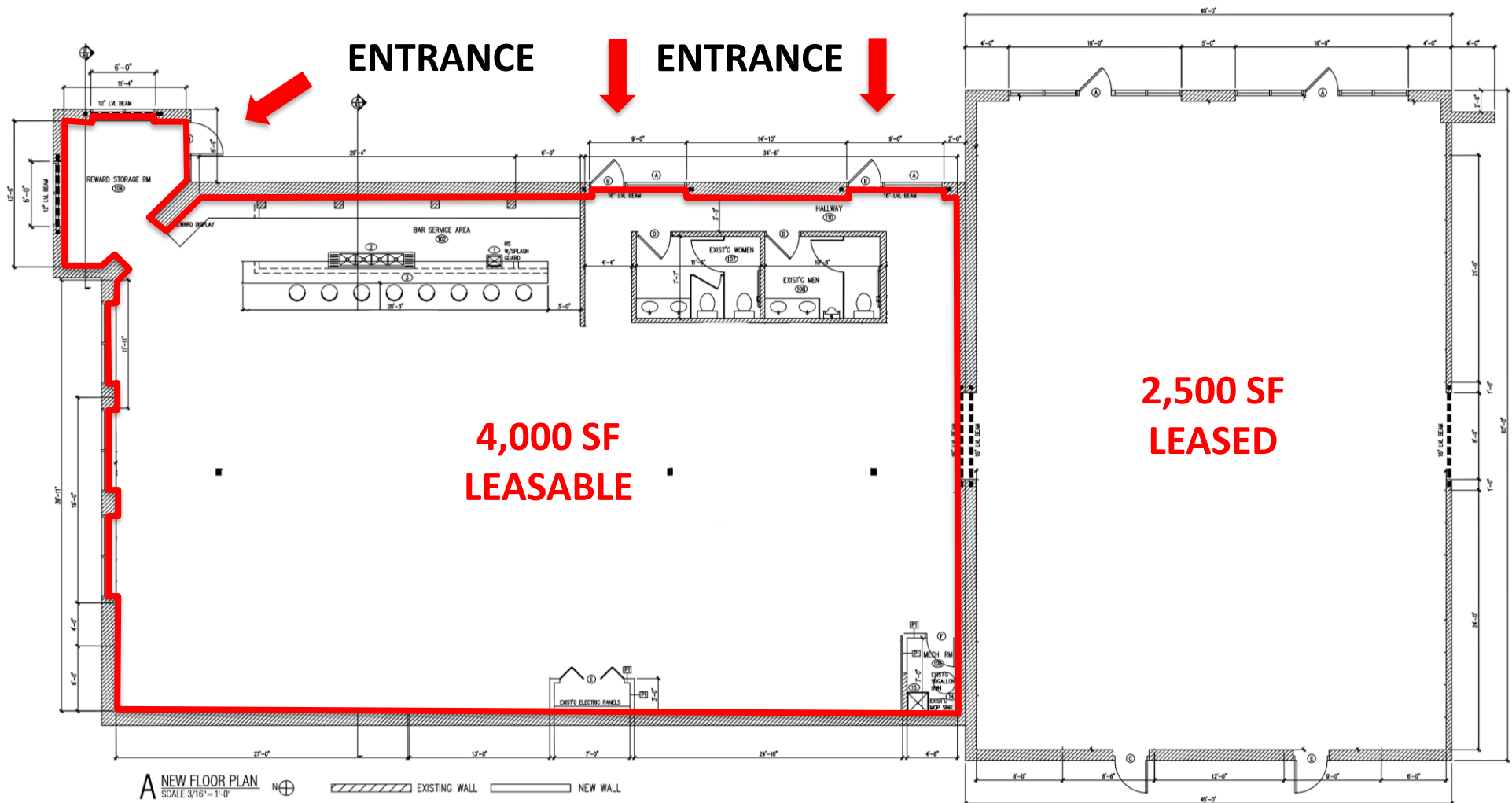
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FLOOR PLAN



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INTERIOR PHOTOS



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SCHEELS SPORTS PARK



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The **SCHEELS Sports Park at Legacy Pointe** is a 95-acre development that will include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. It is located behind the SCHEELS superstore on MacArthur Blvd near the Interstate 72 interchange. The 200,000-square-foot indoor space will include courts for basketball and volleyball and turf space. It will be the world's largest indoor dome to date. The 46-acre outdoor space will include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The indoor space opened Fall 2025, and the outdoor space opened Spring 2026. The economic and community impact is forecasted to draw **200,000-250,000 visitors annually**, and the Sports Park is projected to generate **\$25-\$30 million in annual revenue**. Springfield Clinic will serve as the official health and performance partner, investing significantly in on-site resources such as a sports medicine rehab facility attached to the dome and an urgent care and general wellness walk-in clinic.

Why It Matters to Springfield

This Sports Park isn't just a venue—it's a catalyst.

By blending world-class athletic facilities with health services, community programming, and large-scale events, it aims to:

- Provide year-round activity space for local athletes
- Draw out-of-town tournaments and elevate Springfield's profile
- Support local revenue growth in hospitality, retail, and services
- Foster community engagement around sports, wellness, and entertainment



DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,273	65,508	120,305
2026 Population	10,212	64,181	118,736
2031 Population (Projected)	10,157	63,542	117,799

HOUSEHOLDS

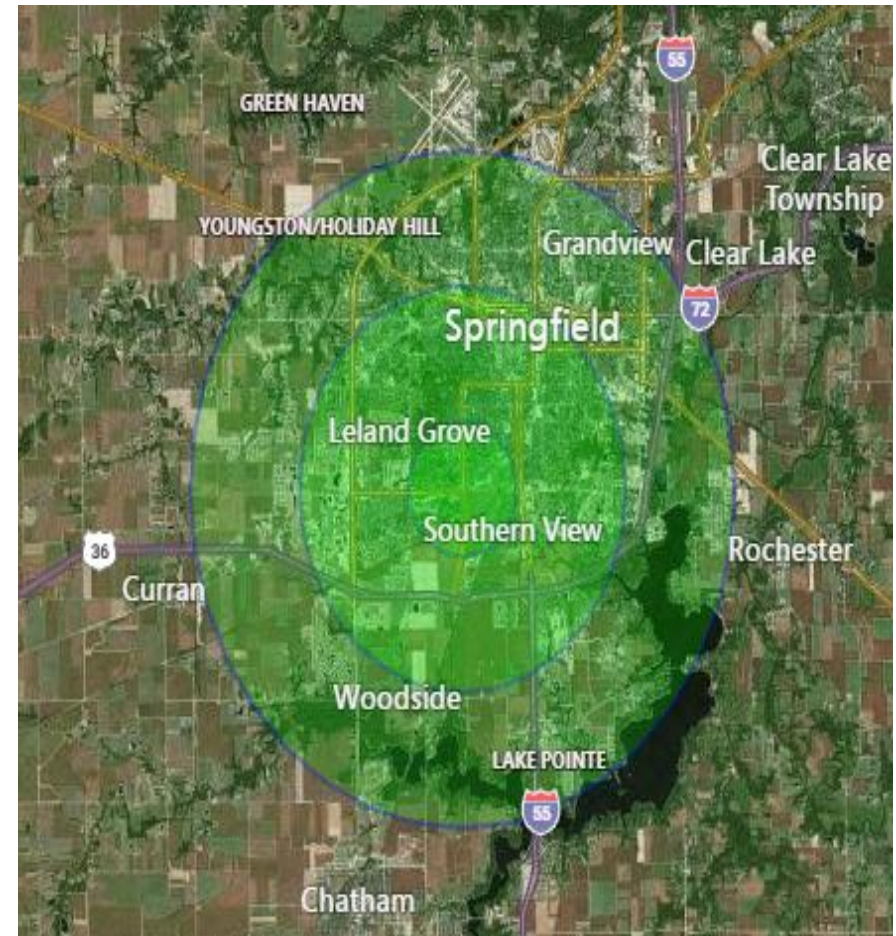
	1-MILES	3-MILES	5-MILES
2026 Households	5,027	30,733	54,543
2031 Households (Projected)	5,040	30,745	54,735

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$39,697	\$44,845	\$47,511
2026 Median Household Income	\$62,529	\$66,456	\$71,367
2026 Average Household Income	\$81,646	\$93,709	\$103,153

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	375	4,345	6,071
2026 Employees	3,634	70,181	118,199



CONTACT



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PROPERTY HIGHLIGHTS

- 4,000 SF End-Cap Available
- Prime Corner Location
- High Visibility & Signage
- Future Growth Hub (Near SCHEELS)
- Anchored by Feast Buffet
- Excellent Accessibility from Interstate 72