

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

615 W. Jefferson St
Springfield, IL 62702

AVAILABLE

615 A – In-Line Space
615 B – End-Cap Space

- Recently Remodeled Building (2019)
- Controlled Access
- Ample Parking

BLAKE PRYOR, CCIM

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USE AGREEMENT



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OVERVIEW



**COLDWELL BANKER
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PROPERTY SUMMARY

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this in-line office ready for occupancy and end-cap space in a newly remodeled building.

615 A has a functional, move-in ready layout consisting of a lobby/reception area, five private offices, one conference room, an open work area, a kitchen/break room, two ADA-compliant restrooms, and plenty of storage. 615 B features an open area, one private room, a break room, one restroom, a storage, and a 16' x 16' vault. There is a covered outdoor area available for a variety of uses. The recently remodeled exterior features a new façade, awnings, windows, and doors. There is ample off-street parking. The Landlord would consider **assembling both spaces for a total of 5,045 SF.**

Co-tenants include Smoothie King, Brewski's Pub, and Help at Home. The trade area includes McDonald's, Burger King, Hardee's, Domino's Pizza, the Mid-Illinois Medical District, IL Dept of Public Health, Dept of Revenue, and Ace Hardware among many other state agencies, professional office, and restaurants.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by both Interstate 55 and Interstate 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

615 W. Jefferson St, Springfield, IL 62702

AVAILABLE SPACE

615 A – 3,100 SF
615 B – 1,945 SF
Total Space – 5,045 SF

LEASE PRICE

\$12.95 / SF / Modified Gross

ZONING

B-1, Highway Business Service District

PARKING

89 Spaces



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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LOW AERIAL



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HIGH AERIAL



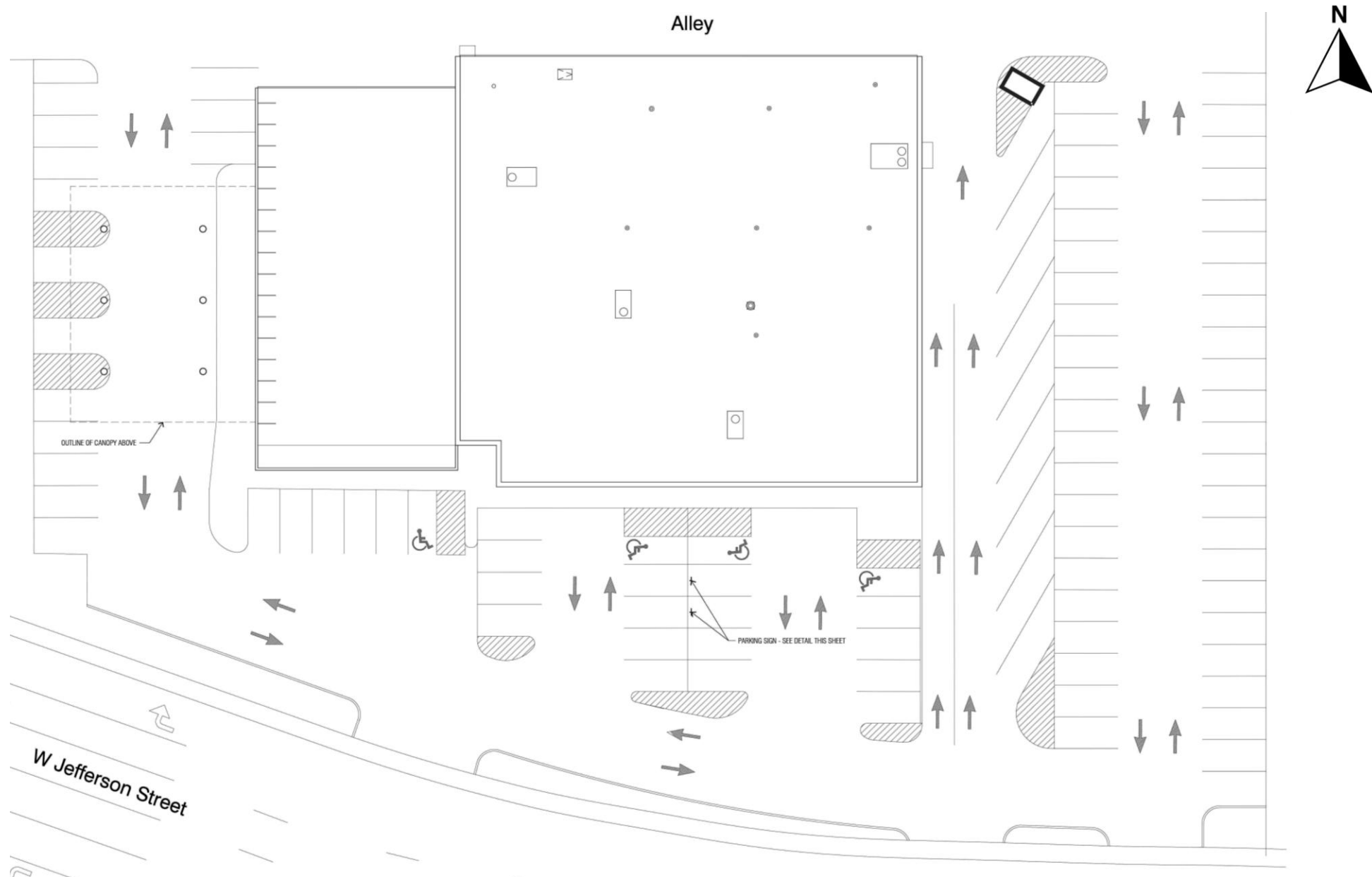
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SITE PLAN



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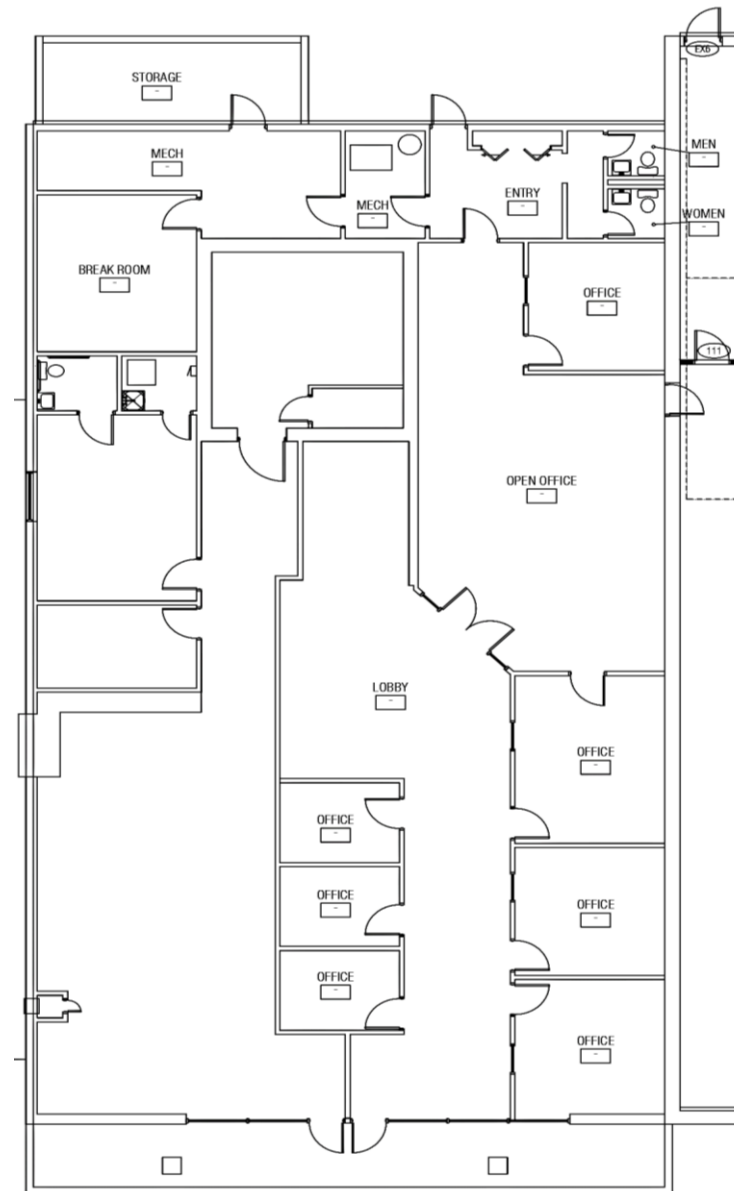


FLOOR PLAN



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615 A & B – 5,045 SF

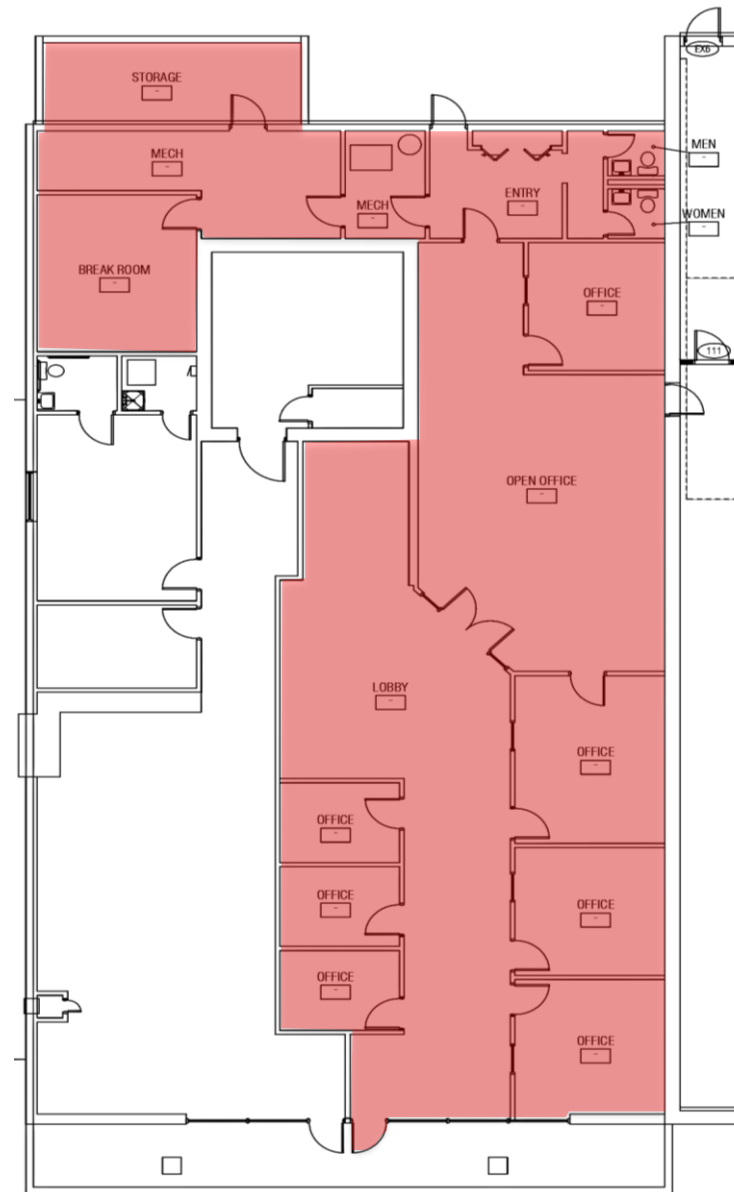


FLOOR PLAN



**COLDWELL BANKER
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615 A – 3,100 SF



INTERIOR PHOTOS



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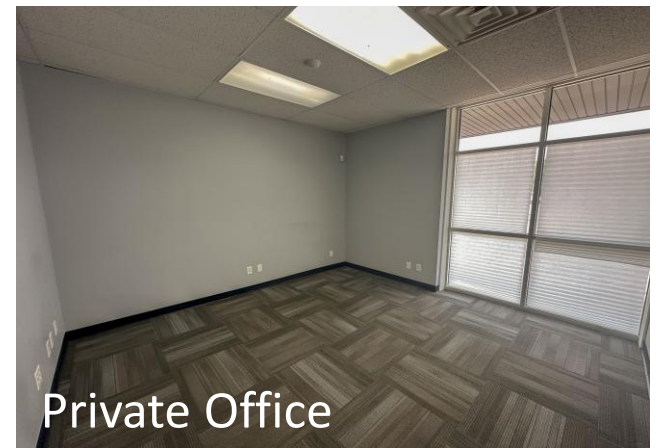
615 A – 3,100 SF



Lobby/Offices



Conference Room



Private Office

INTERIOR PHOTOS



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615 A – 3,100 SF (Cont.)



Open Work Area



Reception



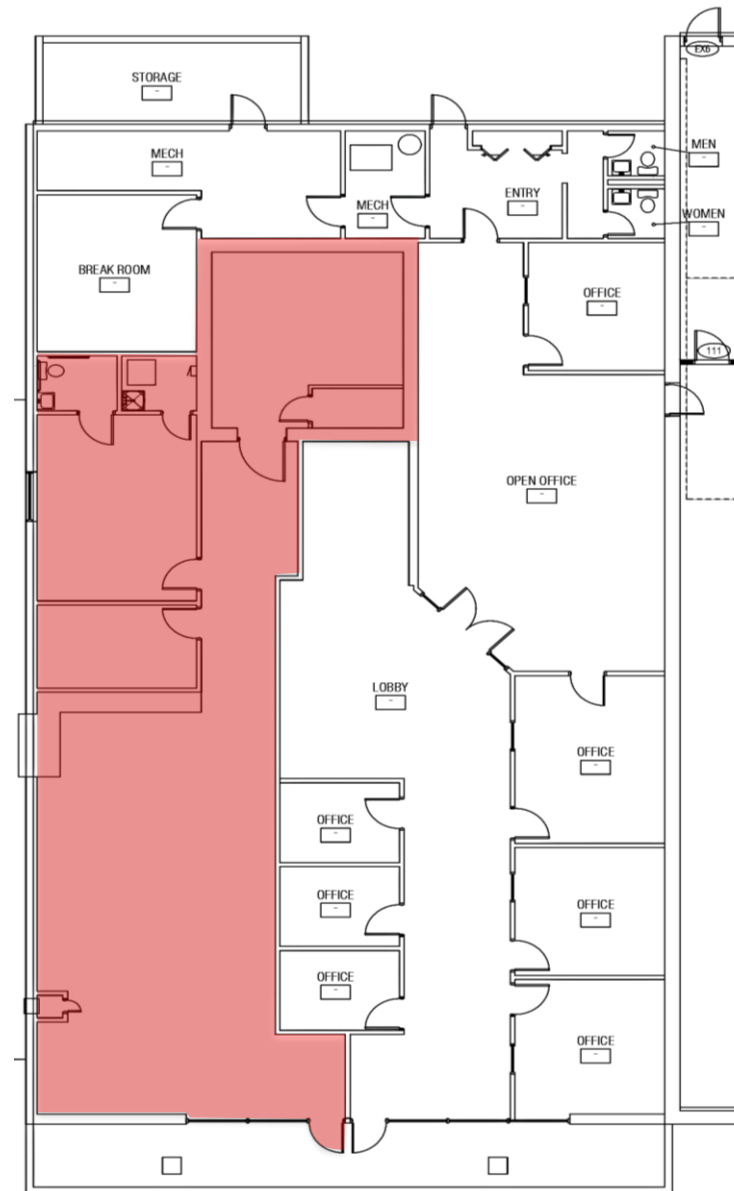
Kitchen/Break Room

FLOOR PLAN



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615 B – 1,945 SF



INTERIOR PHOTOS

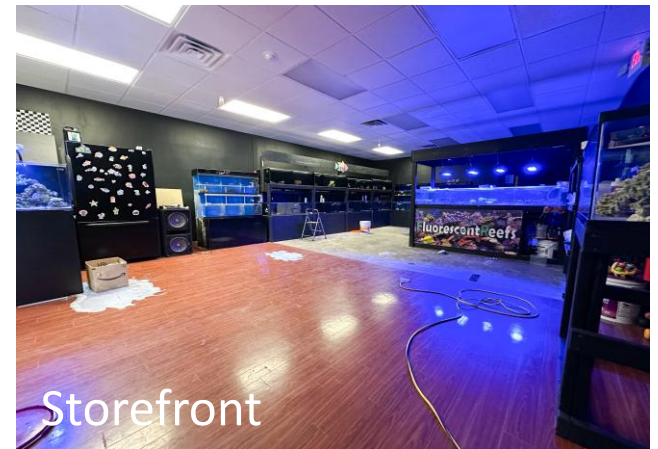


**COLDWELL BANKER
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615 B – 1,945 SF



Storefront



Storefront



Storefront

DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	12,786	75,709	116,758
2025 Population	12,472	74,089	114,739
2030 Population (Projected)	12,245	73,178	113,451

HOUSEHOLDS

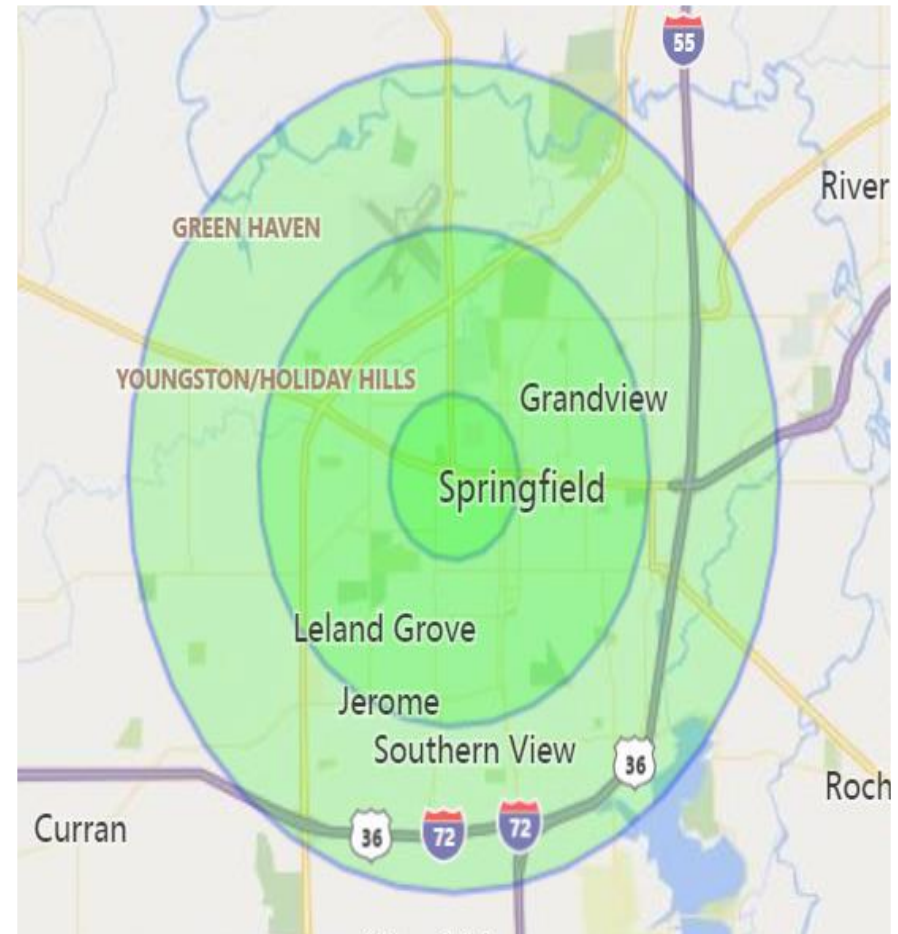
	1-MILES	3-MILES	5-MILES
2025 Households	6,272	34,750	53,560
2030 Households (Projected)	6,237	34,715	53,669

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$33,644	\$36,702	\$40,874
2025 Median Household Income	\$44,514	\$56,353	\$62,972
2025 Average Household Income	\$67,788	\$78,076	\$87,486

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	1,447	4,061	6,289
2025 Employees	53,138	91,080	122,524



CONTACT



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PROPERTY HIGHLIGHTS

- In-Line Space Ready for Occupancy
- Recently Remodeled Building (2019)
- End-Cap with Covered Outdoor Space
- Controlled Access
- Near Mid-Illinois Medical District
- Ample Parking