

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1128-1152 N. Rutledge**  
Springfield, IL 62702

Well-Maintained Office  
Building Located on a  
Prominent Hard Corner Lot  
For Sale

**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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**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.

# OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present this well-maintained office building located on a prominent hard-corner lot in Springfield, IL.

The property is currently occupied by a moving and transfer company, who will be relocating. The building offers **2,340 square feet of above-grade office space**, featuring an open sales area with cubicles, a modular office, a well-appointed conference room, two restrooms, and a former bank vault ideal for secure storage. The **1,914-square-foot finished basement** includes an open training area, a small break area, a private office, and a mechanical room.

Since acquiring the property in 2019, the current owner has made significant improvements inside and out. **Exterior upgrades** include removal of the former bank drive-thru canopy and lanes, parking lot resurfacing and restriping, installation of new high-efficiency parking lot lights, partial roof replacement, and the addition of a rear chain-link fence. **Interior updates** include a remodeled conference room, modular office buildout, removal of teller lines, and new paint and flooring throughout the main level. The owner also completed several HVAC repairs during this time. The property benefits from a **use variance** allowing for a moving and transfer office operation with up to 12 standard box trucks. It is attractively priced given that its fair market value is **\$425,325**.

Situated at a **signalized intersection along North Grand Avenue**, the building offers excellent visibility, accessibility, and multiple points of ingress and egress. The large lot provides flexibility for future expansion—whether it be additional buildings or parking. Located within Springfield's **Medical District**, this corridor has long served as a major commercial and transportation artery. The area continues to experience strong growth with recent developments, including Advanced Medical Transport/Medics First's new headquarters and clinical training facility in partnership with Memorial Health and Illinois State University's Mennonite College of Nursing (2022–23), as well as newer facilities for DaVita Kidney Care (2018–19) and KED Plasma (2021).

## PROPERTY INFORMATION

|                        |                                                 |
|------------------------|-------------------------------------------------|
| ADDRESS                | 1128-1152 N. Rutledge St, Springfield, IL 62702 |
| ASKING PRICE           | \$195,000                                       |
| AVAILABLE SPACE        | 4,254 SF                                        |
| LOT SIZE               | 1.10 AC                                         |
| ZONING                 | B-1, Highway Business Service District          |
| YEAR BUILT   REMODELED | 1979   2019                                     |
| PARKING                | 19 Spaces                                       |



# AERIAL



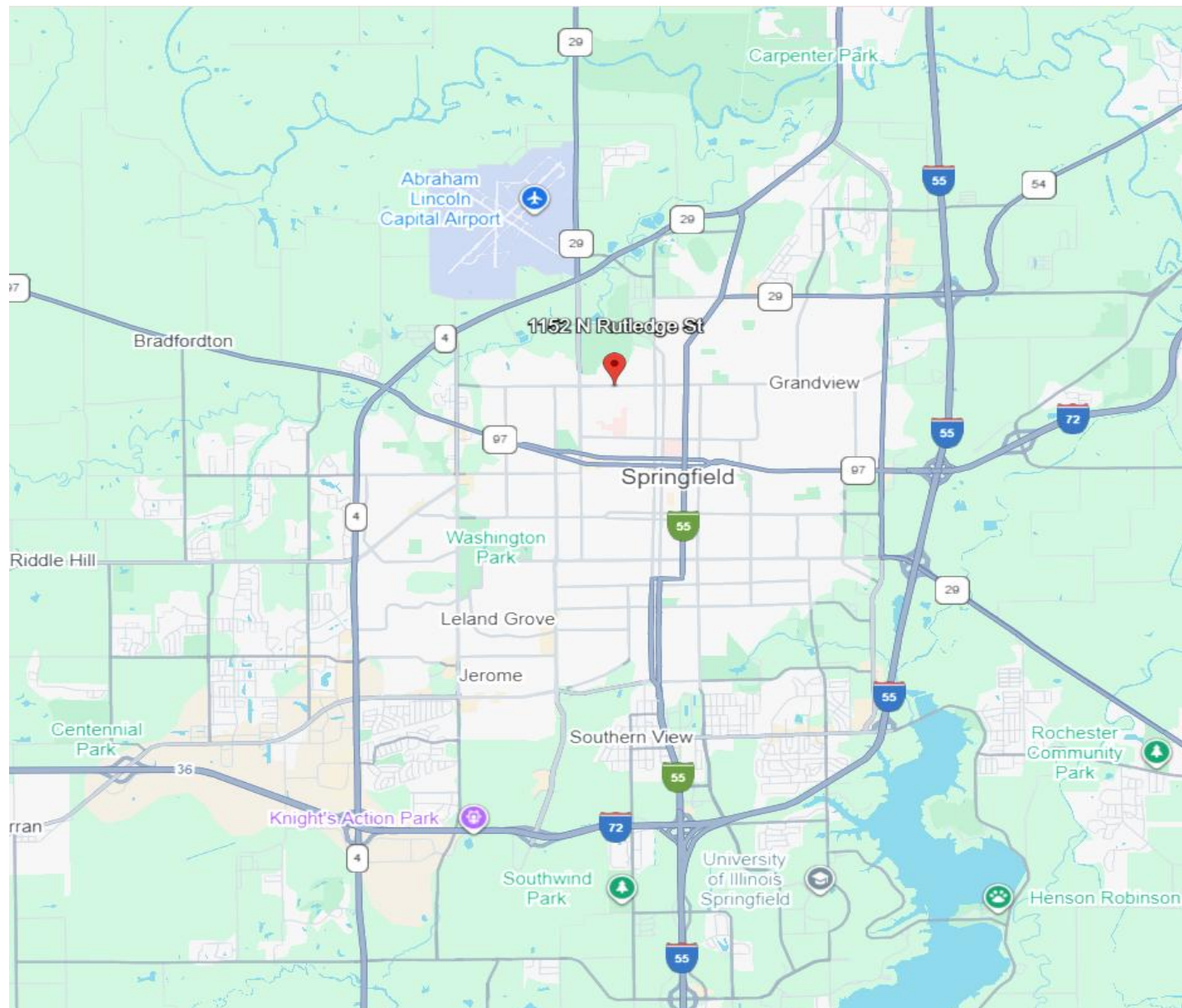
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# REGIONAL MAP



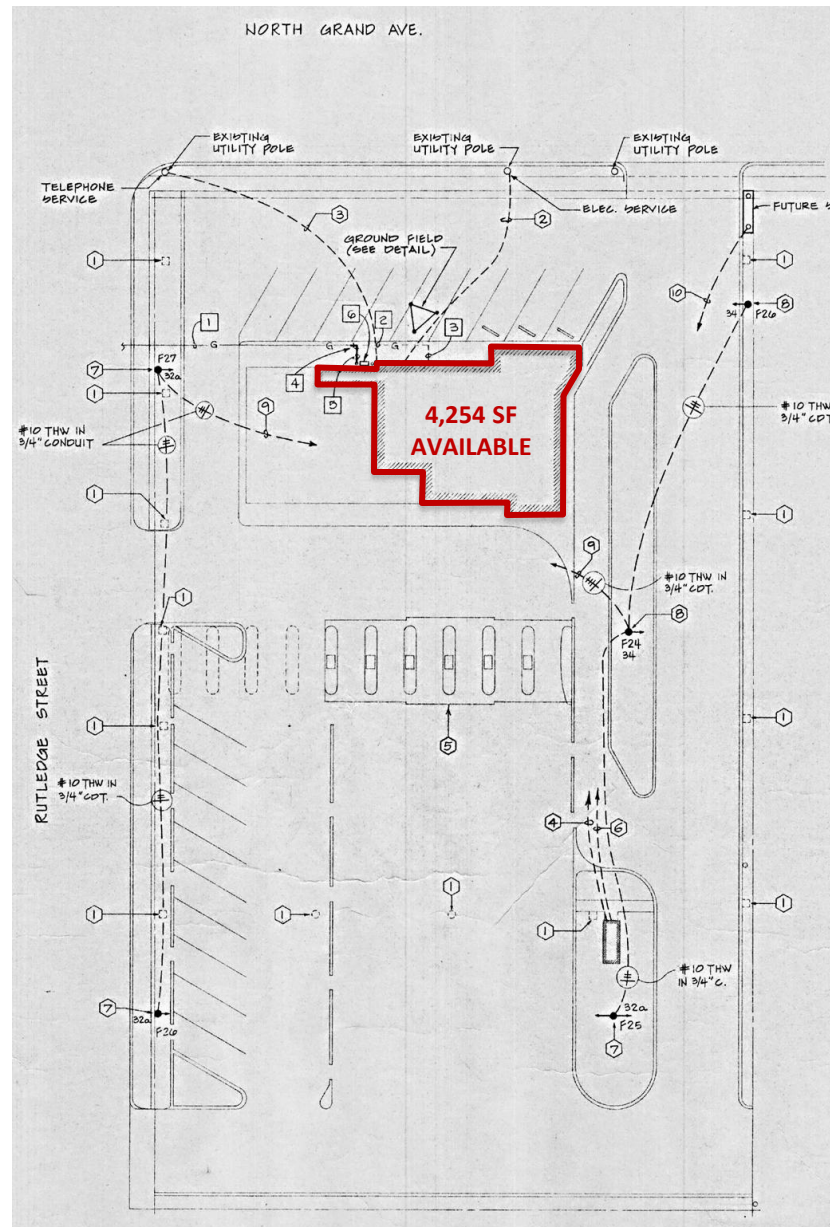
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# SITE PLAN



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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Reception – Main Level



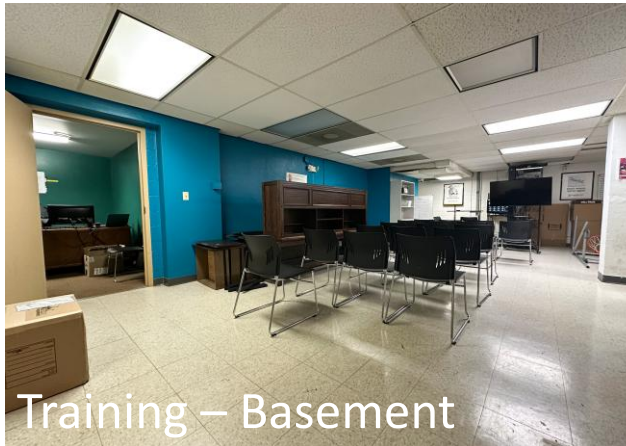
Reception – Main Level



Conference – Main Level



Office – Main Level



Training – Basement



Training – Basement

# DEMOGRAPHICS



Courtesy of  **esri**

**POPULATION**                      **1-MILES**                      **3-MILES**                      **5-MILES**

|                                    |       |        |         |
|------------------------------------|-------|--------|---------|
| <b>2020 Population (Census)</b>    | 8,186 | 66,438 | 110,608 |
| <b>2025 Population</b>             | 7,913 | 64,984 | 108,538 |
| <b>2030 Population (Projected)</b> | 7,832 | 64,224 | 107,306 |

**HOUSEHOLDS**                      **1-MILES**                      **3-MILES**                      **5-MILES**

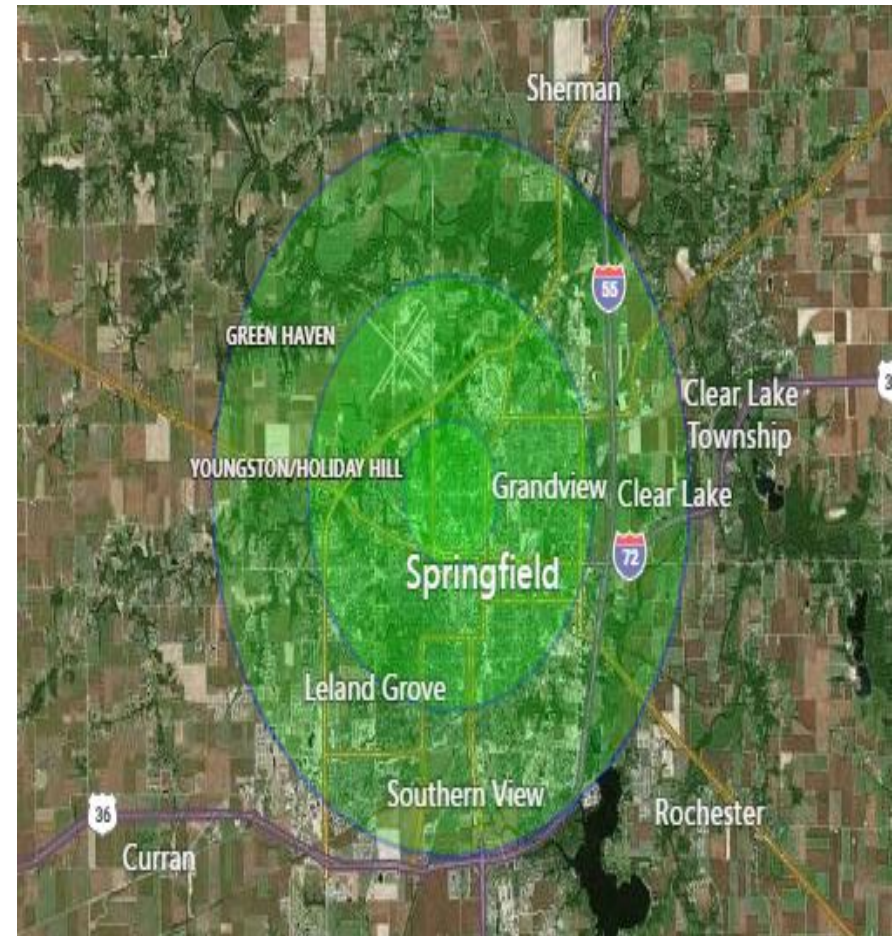
|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>2025 Households</b>             | 3,789 | 14,630 | 50,788 |
| <b>2030 Households (Projected)</b> | 3,794 | 14,478 | 50,878 |

**INCOME**                      **1-MILES**                      **3-MILES**                      **5-MILES**

|                                      |          |          |          |
|--------------------------------------|----------|----------|----------|
| <b>2025 Per Capita Income</b>        | \$26,394 | \$34,977 | \$39,859 |
| <b>2025 Median Household Income</b>  | \$40,960 | \$54,903 | \$61,822 |
| <b>2025 Average Household Income</b> | \$55,255 | \$74,016 | \$85,171 |

**BUSINESS**                      **1-MILES**                      **3-MILES**                      **5-MILES**

|                              |        |        |         |
|------------------------------|--------|--------|---------|
| <b>2025 Total Businesses</b> | 563    | 3,357  | 5,898   |
| <b>2025 Employees</b>        | 34,471 | 84,718 | 116,183 |



# CONTACT



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## CBCDR SPRINGFIELD OFFICE

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## PROPERTY HIGHLIGHTS

- Well-Maintained Office Building
- Extensive Interior + Exterior Upgrades
- Prime Corner Location
- Flexible Lot with Expansion Potential
- Growing Medical District Corridor
- Priced Well Below Fair Market Value