

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

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USE AGREEMENT



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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	\$225,000
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



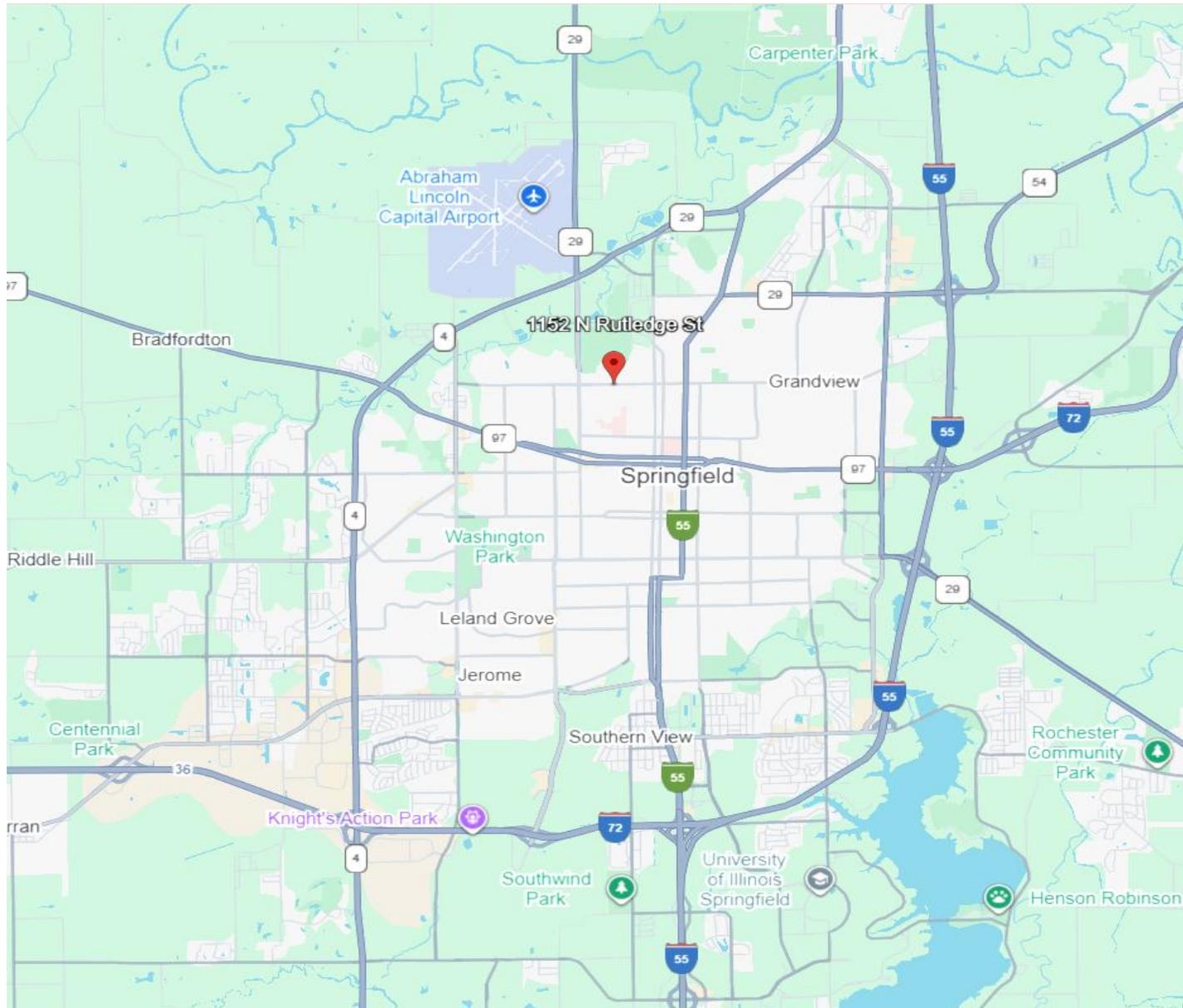
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REGIONAL MAP



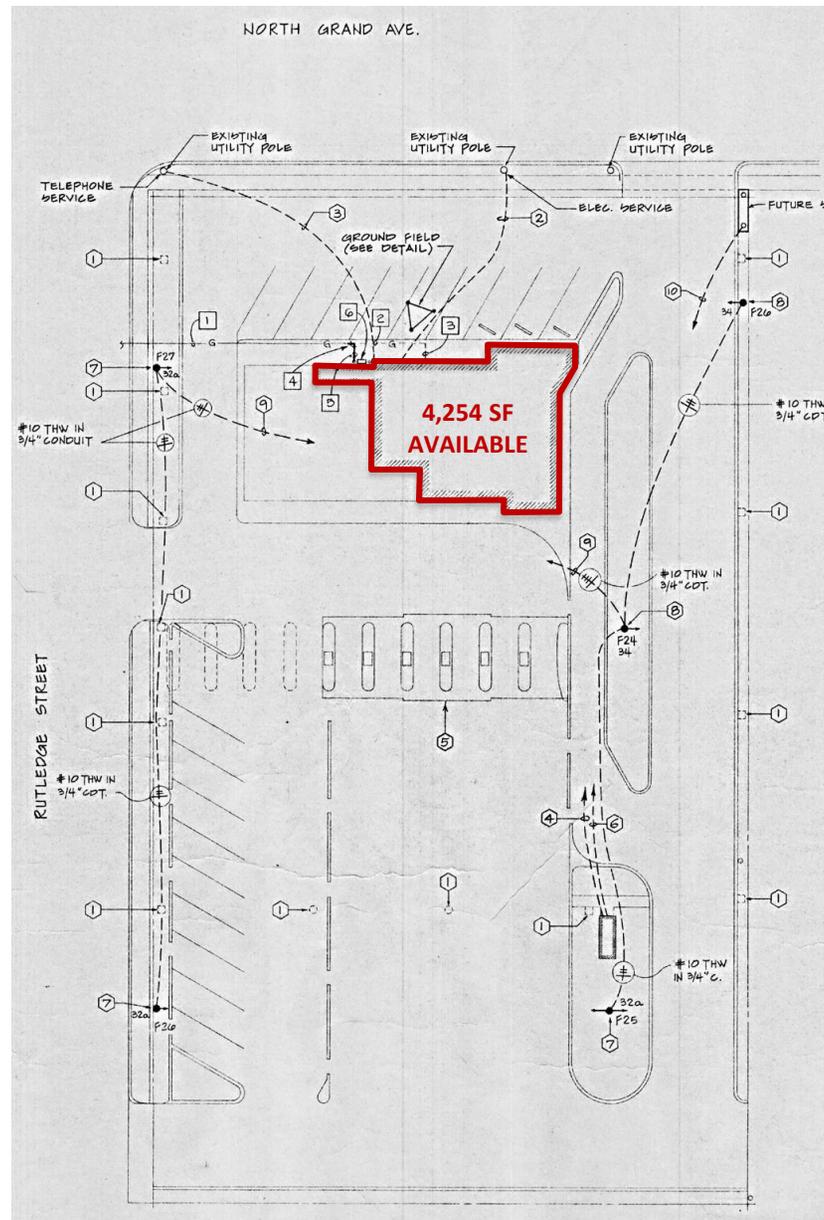
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SITE PLAN



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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**

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

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

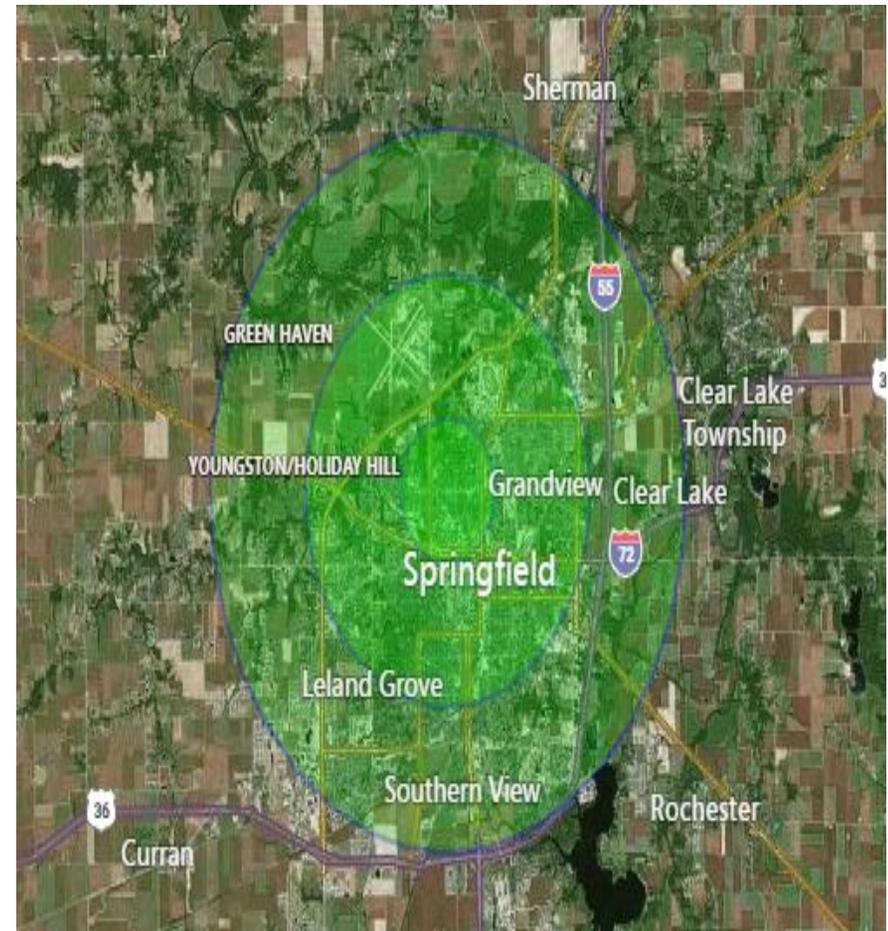
2025 Households	3,789	14,630	50,788
2030 Households (Projected)	3,794	14,478	50,878

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

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

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

2025 Total Businesses	563	3,357	5,898
2025 Employees	34,471	84,718	116,183



CONTACT



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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