

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**425-435 S. Grand Ave E**  
Springfield, IL 62703

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Freestanding Former Subway  
Building with Drive-Thru  
Located on a Hard Corner,  
Signalized Lot For Lease



**BLAKE PRYOR, CCIM**

Vice President

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

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# OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present this freestanding former Subway restaurant with a **drive-thru** available for lease on a **hard corner, signalized lot** in Springfield, IL.

**Inside** – the property features seating for 32 customers, a service counter, and a kitchen area including a 3-compartment sink, mop sink, handwashing sink, two 5 ½ x 5 ½ walk-in coolers, and a 52-gallon water heater. Additional amenities include two restrooms and a small office. **Outside** – the property features a large pylon sign, patio area for additional seating, and 33 parking spaces.

Strategically positioned at the **signalized intersection of South Grand Avenue and South 5th Street**, the site offers excellent visibility and access, with **three curb cuts** (two on South Grand Avenue and one on South 5th Street) and a **combined traffic count of approximately 22,400 AADT**. The property is **surrounded by strong national and local operators**, including a McDonald's (reporting \$2.7M in 2024 sales per Placer.ai) directly across the street and a Shell gas station to the south, which ranked 4<sup>th</sup> out of 9 stores in its market with 157,300 visitors in 2024 (per Placer.ai). Nearby demand drivers include: Springfield Clinic Main Campus (major regional medical center), multiple funeral homes (Bisch & Son, Staab, and Butler), several state office buildings (Department of Human Services, Healthcare and Family Services), and **numerous small businesses that anchor the area's commercial activity**.

Additionally, the property benefits from its **close proximity to Downtown Springfield**, a walkable hub for government, healthcare, culture, and historic landmarks. The property's flexible layout and prime location make it ideal for a variety of uses, including: **Fast-casual dining concepts** (sub sandwich shop, coffee shop, bakery, pizza), and **light retail** (mobile phone store, convenience mart, or similar use).

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>425-435 S Grand Ave E, Springfield, IL 62703</b>
<b>AVAILABLE SPACE</b>	1,758 SF
<b>LEASE RATE</b>	\$3,000 / MO / NNN
<b>ZONING</b>	B-1, Highway Business Service District
<b>YEAR BUILT   REMODELED</b>	1971   1993
<b>PARKING</b>	33 Spaces



# AERIAL



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# EXTERIOR PHOTOS



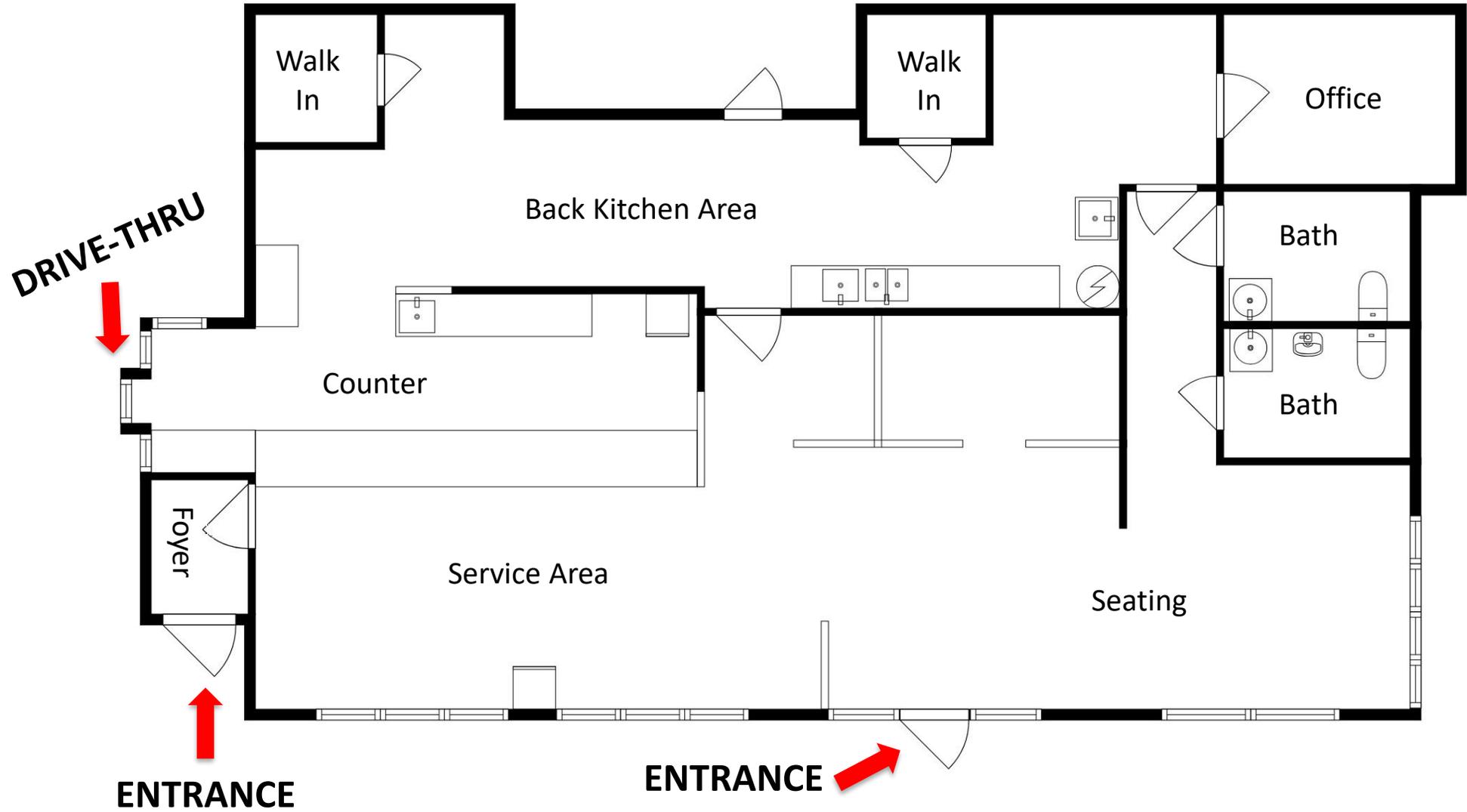
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# FLOOR PLAN



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# DEMOGRAPHICS



Courtesy of  **esri**

## POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	12,710	79,770	120,392
2025 Population	12,246	78,208	118,334
2030 Population (Projected)	12,062	77,271	116,983

## HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2025 Households	5,887	36,808	54,498
2030 Households (Projected)	5,854	36,807	54,597

## INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$34,331	\$35,080	\$40,844
2025 Median Household Income	\$50,000	\$53,763	\$63,495
2025 Average Household Income	\$71,170	\$74,556	\$88,305

## BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	1,439	4,570	6,468
2025 Employees	28,227	97,236	125,173



# CONTACT



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## CBCDR MAIN OFFICE

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[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Drive-Thru & Outdoor Patio
- Corner Lot & Signalized Intersection
- Ample On-Site Parking & Signage
- Combined Traffic Count: 22,400 AADT
- Strong Trade Area Activity
- Flexible Use Potential