# OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

## 406 E. Adams St

Springfield, IL 62701

Former Craft Brewery & Taproom Property Located in Downtown Springfield **For Sale**




**BLAKE PRYOR, CCIM**

Vice President

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# OVERVIEW

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present a unique opportunity to acquire a former craft brewery and taproom property located in the heart of the “Adams Street Family” corridor in Downtown Springfield, IL.

The former Buzz Bomb Brewing Co. property features a two-story masonry building with a full unfinished basement, extensively renovated between 2017 and 2024. The property is set up well for a new bar, brewery, or hospitality concept with much of the infrastructure already in place. The first floor (1,820 SF) includes a fully built-out bar and seating area, a production room, and two ADA-compliant restrooms. The bar is equipped with a 3-compartment sink, handwashing sink, and walk-in cooler with tap lines, including updated glycol and $CO_2$ systems. The second floor (1,920 SF) offers additional seating areas, a secondary bar with a 3-compartment sink and handwashing sink, two restrooms, and a small kitchen equipped with a small range hood, 3-compartment sink, handwashing sink, and above grade grease interceptor. Notable enhancements include an EPDM rubber roof and exterior stucco improvements (2024), glass garage door entrance, custom shelving, extensive electrical upgrades, including a new exterior panel and 240 V service + lighting throughout, flooring, CAT5 cabling throughout, structural reinforcements to support prior brewery operations (all in 2017), and updated plumbing throughout the basement up to the City connection (2018-2021).

## PROPERTY INFORMATION

| | |
|---|---|
| **ADDRESS** | **406 E. Adams St, Springfield, IL 62701** |
| **ASKING PRICE** | $220,000 |
| **AVAILABLE SPACE** | 3,740 SF |
| **ZONING** | S-3, Central Shopping District |
| **YEAR BUILT \| REMODELED** | 1900 \| 2017-2024 |
| **TAX PIN** | 14-34.0-107-003 |




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# MARKET OVERVIEW

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## DOWNTOWN SPRINGFIELD

Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is located in central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

Strategically located along Adams Street, the Subject Property benefits from strong foot traffic and visibility within the popular “Adams Street Family” business district. It sits directly along the route of the award-winning Old Capitol Farmers Market that has drawn consistent seasonal and weekend traffic since 1999. Downtown Springfield offers a dynamic mix of tourism and local activity, anchored by major attractions such as the Abraham Lincoln Presidential Library & Museum, Lincoln Home National Historic Site, and the Old State Capitol. The area is further enhanced by a growing arts and entertainment scene, courtesy of the Hoogland Center for the Arts, Levitt AMP Springfield Music Series, and Pharmacy Gallery among others.

Currently, Downtown Springfield has several economic development and capital improvements projects underway. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. This will create a green space along the Third Street corridor that would direct benefit the Subject Property. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a $224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation. The **Downtown and Medical District Master Plan** implementation is underway after the City passed it in 2025. This long-term strategic framework will prioritize mobility (pedestrian, bike, and parking), activate underutilized spaces, and integrate Downtown and the adjacent Medical District to spur economic activity, mixed-use development, and attract private investment. **Sangamon County** is moving forward with a planned $200M expansion of the **BoS Convention Center with an adjacent hotel** in 2027, which should increase visitors, drive higher tourism spending, and allow for larger conventions and events that Downtown intends to have.

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# AERIAL

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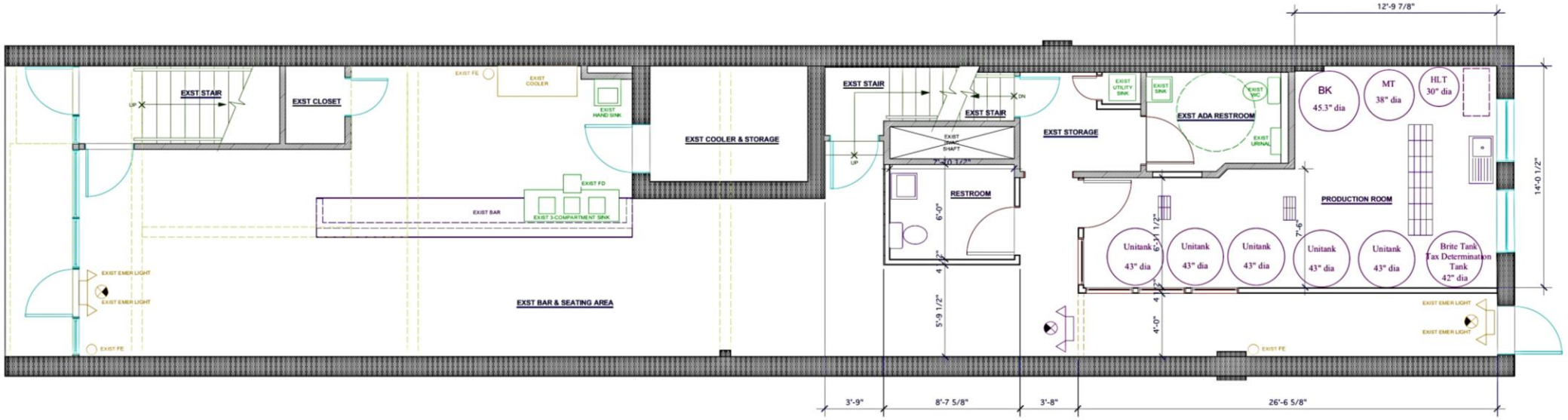

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# FLOOR PLAN

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## 1st Floor





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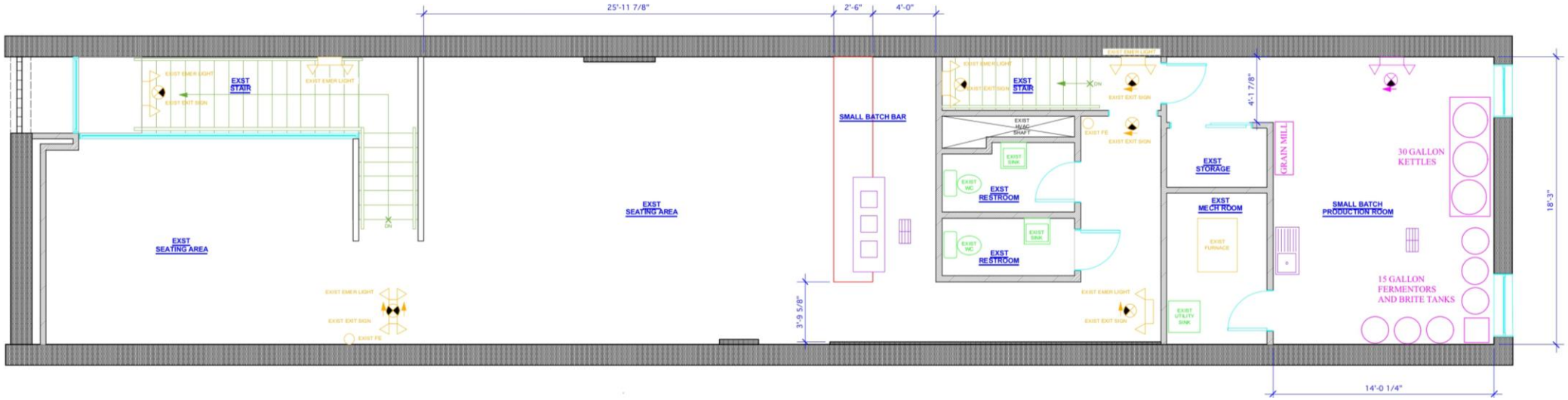


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# FLOOR PLAN

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## 2nd Floor





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# EXTERIOR PHOTOS

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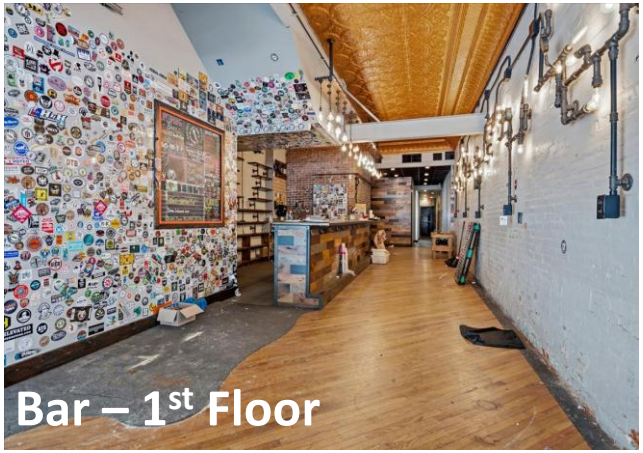


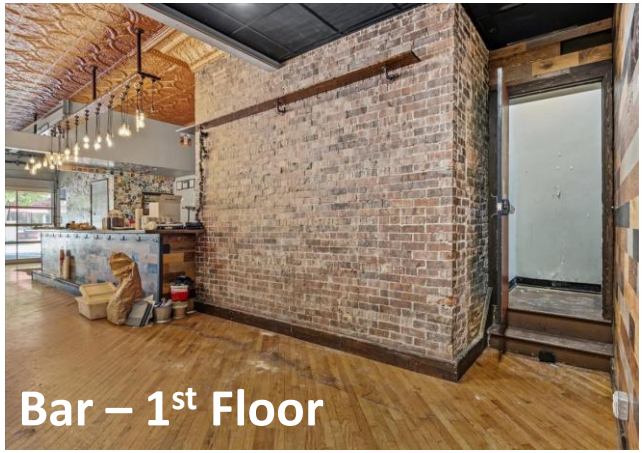
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# INTERIOR PHOTOS

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Bar – 1st Floor


Bar – 1st Floor


Production Room – 1st Floor


Bar – 2nd Floor


Bar – 2nd Floor


Kitchen – 2nd Floor

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## CBCDR SPRINGFIELD OFFICE

**3109 Markwood Ln**

**Springfield, IL 62712**

**CBCDR.COM**



## PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Consistent Pedestrian Traffic
- Extensive Improvements (2017-2024)
- Ideal for Bar/Taproom
- Light Kitchen Capability (2nd FL)
- Strong Tourism Anchors Nearby




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