

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

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Springfield, IL

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USE AGREEMENT



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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.

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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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 CO₂ 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	\$240,000
AVAILABLE SPACE	3,740 SF
ZONING	S-3, Central Shopping District
YEAR BUILT REMODELED	1900 2017-2024
TAX PIN	14-34.0-107-003



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. The potential \$200M expansion of the **BoS Convention Center with an adjacent hotel**, if passed, would significantly increase visitors, drive higher tourism spending, and allow for larger conventions and events that Downtown intends to have.

AERIAL



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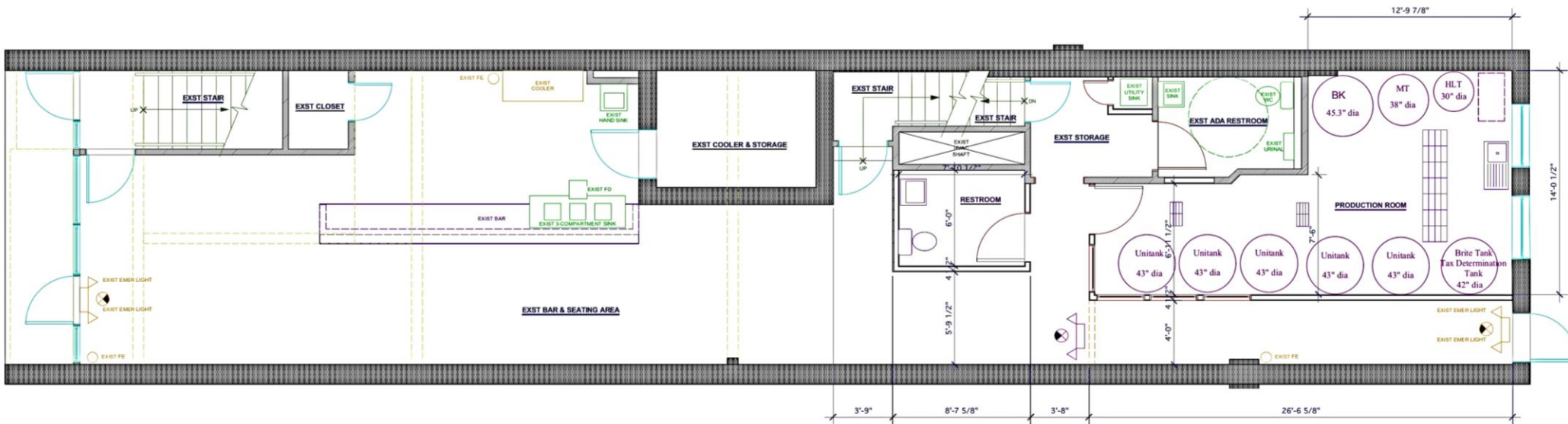


FLOOR PLAN



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1st Floor

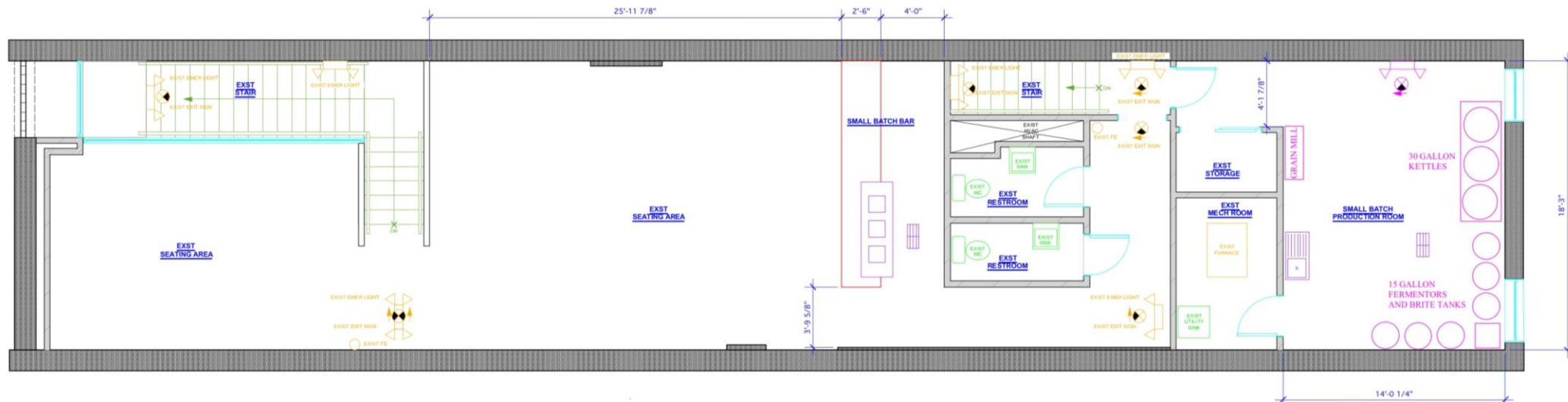


FLOOR PLAN



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2nd Floor



EXTERIOR PHOTOS



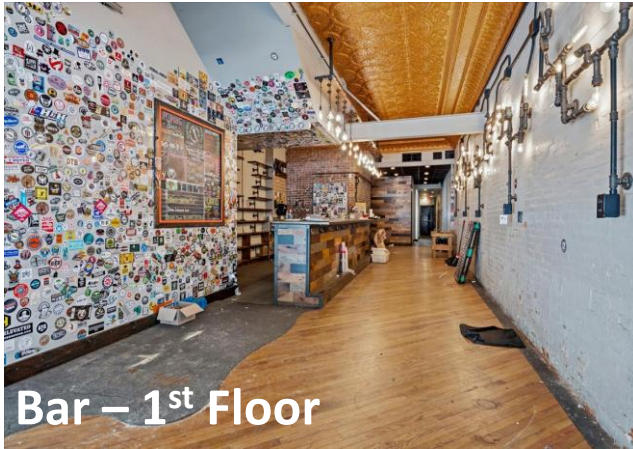
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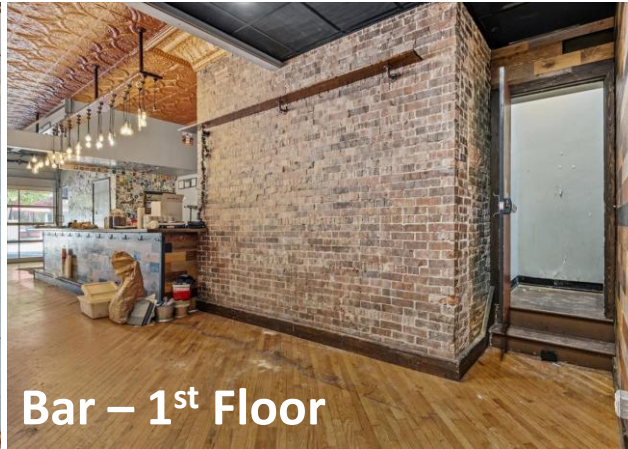
INTERIOR PHOTOS



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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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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