

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

611 E. South Grand Ave
Springfield, IL 62702

Freestanding Retail
Opportunity with Drive-Thru
on a Signalized Hard Corner
For Sublease

BLAKE PRYOR, CCIM

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DEVONSHIRE REALTY**

Springfield, IL
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OVERVIEW



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PROPERTY OVERVIEW

Positioned on a highly visible hard corner at the signalized intersection of South Grand Avenue and S. 6th St, this 13,225 SF freestanding retail property offers an exceptional opportunity for retailers, medical users, fitness operators, discount concepts, and specialty service providers. Formerly occupied by CVS Pharmacy and Springfield Clinic, the property benefits from strong brand recognition, excellent accessibility, and exposure to approximately 20,800 vehicles per day.

The building features an open-span sales floor with 12' ceilings, multiple rooms, customer service areas, a break room, stockroom, and a dedicated receiving/loading area. Additional amenities include a covered drive-thru lane with service window, ample on-site parking, prominent pylon signage, and multiple curb cuts for convenient ingress and egress.

Surrounded by a dense residential population and a strong mix of national and local businesses, the property is strategically located within one of Springfield's established commercial corridors. Nearby retailers and demand drivers include a high-performing McDonald's directly across the street, a busy Shell gas station, Springfield Clinic's Main Campus, multiple state government office buildings, and numerous professional service providers and neighborhood businesses that generate consistent daily traffic to the area.

With its flexible floor plan, outstanding visibility, signalized access, and established customer base, this property presents a rare opportunity for users seeking a prominent location in the heart of Springfield.

PROPERTY INFORMATION

ADDRESS	611 E. South Grand Ave, Springfield, IL 62703
BUILDING SIZE	13,225 SF
LEASE RATE	\$10.00 / SF / Modified Gross
LOT SIZE	1.80 AC
ZONING	B-1, Highway Business Service District & S-2, Community Shopping & Office District
YEAR BUILT	2008
PARKING	82 Spaces



AERIAL

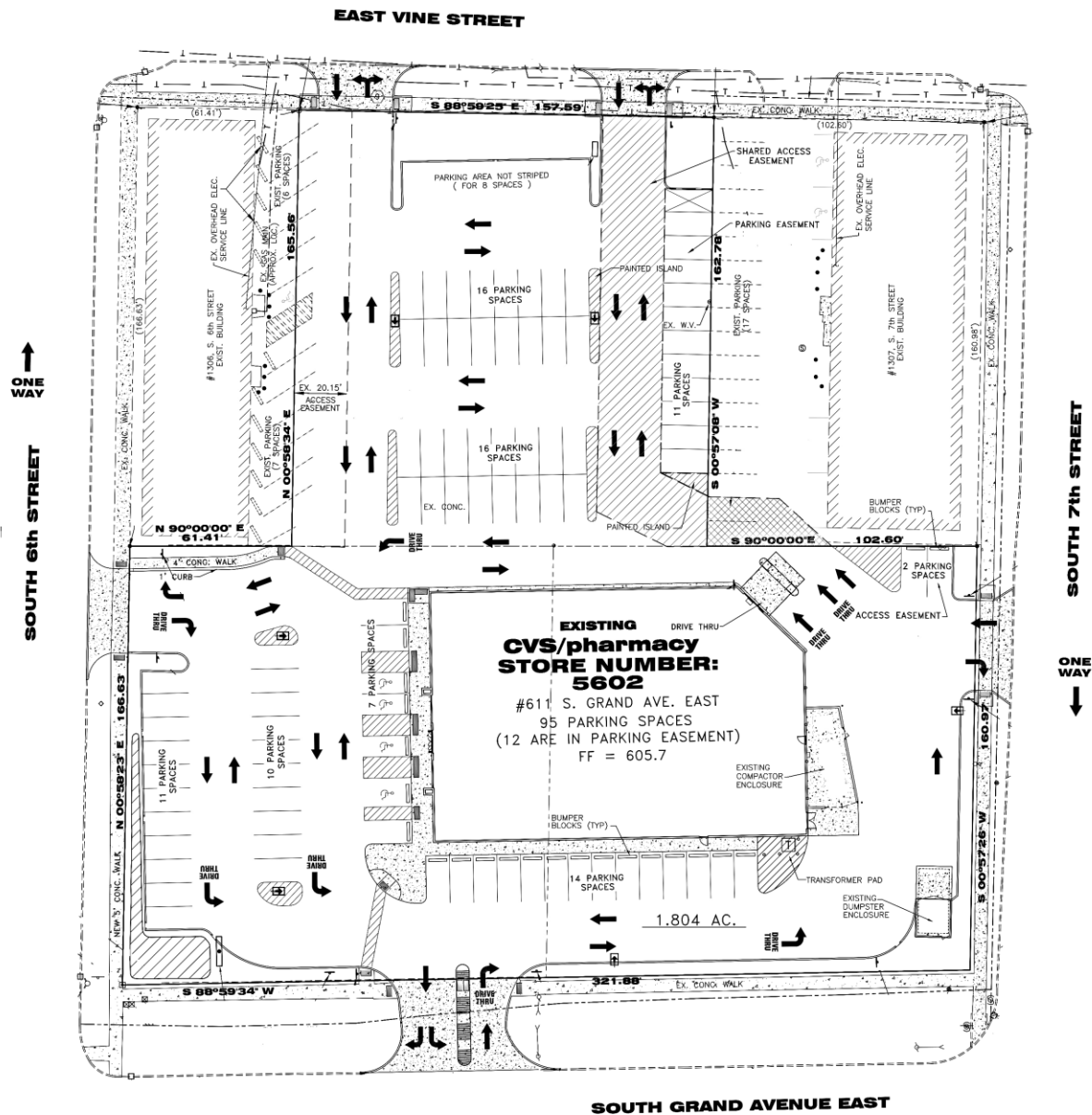


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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	12,366	78,477	119,973
2026 Population	11,892	77,164	118,097
2031 Population (Projected)	11,766	76,553	117,114

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2026 Households	5,599	36,298	54,448
2031 Households (Projected)	5,591	36,389	54,624

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$33,942	\$37,402	\$44,834
2026 Median Household Income	\$50,869	\$59,257	\$69,092
2026 Average Household Income	\$70,496	\$79,618	\$96,799

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	1,331	4,317	6,288
2026 Employees	25,563	90,032	122,016



CONTACT



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PROPERTY HIGHLIGHTS

- High Visibility & Pylon Signage
- Ample Parking
- Hard Corner Lot
- Existing Drive-Thru Infrastructure
- Signalized Intersection
- Flexible Floor Plan