

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1203 W. Ferdon St
Litchfield, IL 62056

Litchfield Centre For Lease

- Walmart Shadow Center
- North End-Cap Available
- Interstate Traffic Count:
27,300 AADT
- Enterprise Zone & Business
District

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USE AGREEMENT



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DEVONSHIRE
REALTY

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer for lease this **Walmart Shadow Center End-Cap Retail Space in Litchfield, IL.**

The current layout is an open showroom with access to two restrooms and a back storage and loading area. It is the north end-cap closest to the Walmart Supercenter. **The Landlord would consider demising the spaces to create smaller rentable units for long-term creditworthy tenants.** The center benefits from abundant parking, easy ingress/egress, prominent pylon signage, and visibility near a signalized intersection. **It is near the Litchfield exit off Interstate 55, which carries 27,300 vehicles per day.** The center features a strong mix of established national, regional, and local tenants, including AT&T, Great Clips, Lucy's Place, a nail salon, and a tobacco retailer, creating consistent customer traffic and valuable cross-shopping opportunities. **Ideal uses include medical and healthcare providers such as urgent care, chiropractic, dialysis, and specialty clinics, as well as fitness concepts, furniture and home décor retailers, and a variety of service-oriented businesses.** Situated within Litchfield's primary retail corridor, the center is surrounded by a diverse collection of hotels, restaurants, and retailers that drive year-round consumer activity. This established trade area serves not only the local population but also a broader regional customer base drawn by the community's role as a commercial and service hub. Further, the center is located within the County Enterprise Zone and City Business District, and may qualify for tax incentives.

Litchfield is a Central Illinois community located directly along Interstate 55, approximately 50 miles north of St. Louis and 45 miles south of Springfield. It serves as a regional commercial hub for Montgomery County and the surrounding trade area through strong highway visibility, convenient access, and consistent consumer traffic. It serves a broader regional market supported by retail, healthcare, manufacturing, and service-sector employment. The community offers a stable economic base, affordable cost structure, and strong retail spending relative to its size. The city's location along Historic Route 66 further enhances traffic volumes, attracting commuters, travelers, and tourists throughout the year. Popular destinations such as the Litchfield Museum & Route 66 Welcome Center, Ariston Café, Jubelt's Bakery & Restaurant, and Lighthouse Antique Mall help generate additional visitation and spending.

PROPERTY INFORMATION

ADDRESS	1203 W. Ferdon St, Suite 6, Litchfield, IL 62056
AVAILABLE SPACE	5,640 SF
LEASE RATE	\$10.00 / SF/ NNN
NNN ESTIMATE	\$5.64 / SF
ZONING	C-2, General Commercial District
YEAR BUILT	1990
PARKING	76 Spaces



AERIAL



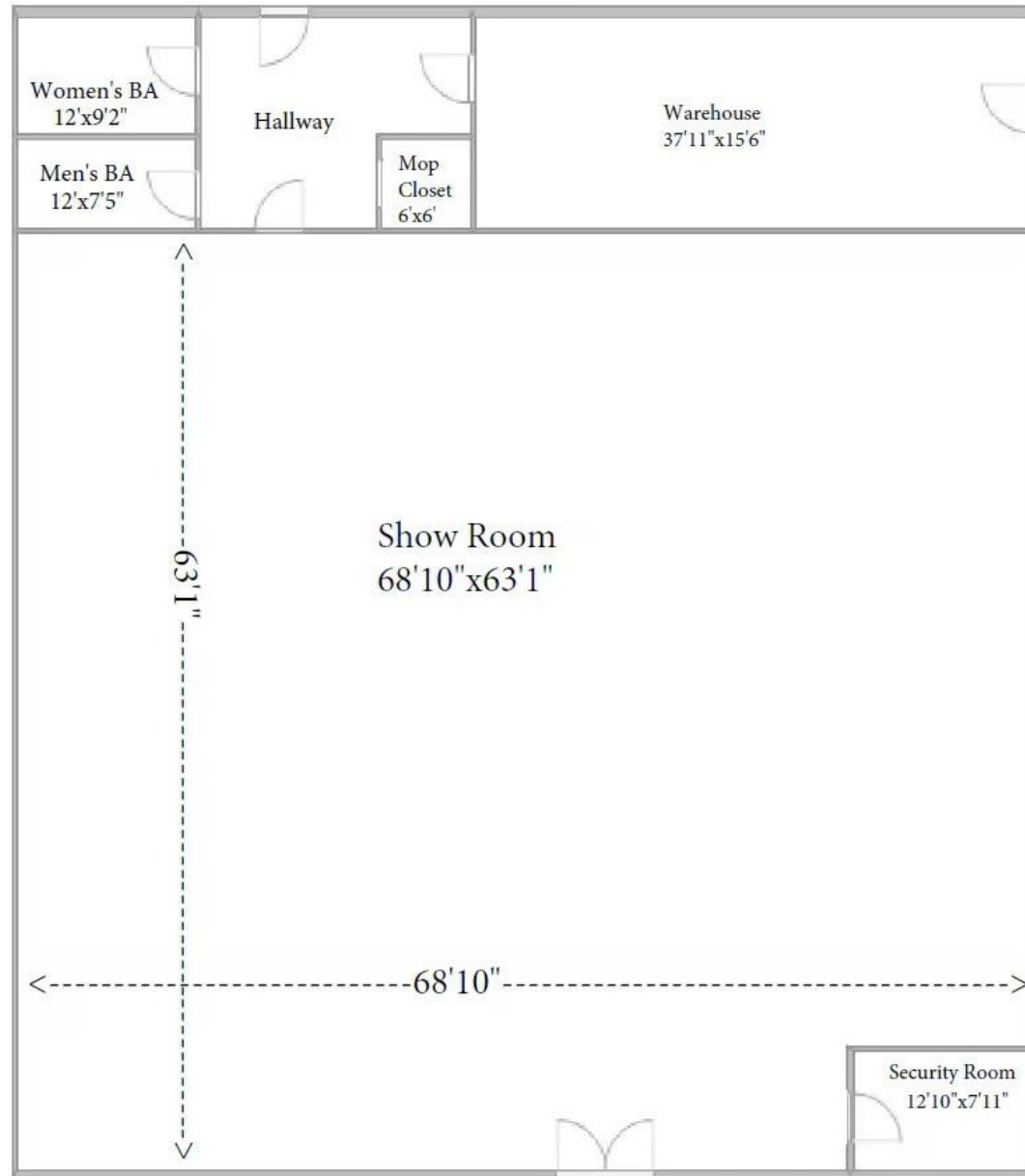
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS



Courtesy of  **esri**

POPULATION **1-MILES** **3-MILES** **5-MILES**

2020 Population (Census)	2,369	7,027	8,088
2025 Population	2,299	6,789	7,814
2030 Population (Projected)	2,237	6,619	7,618

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

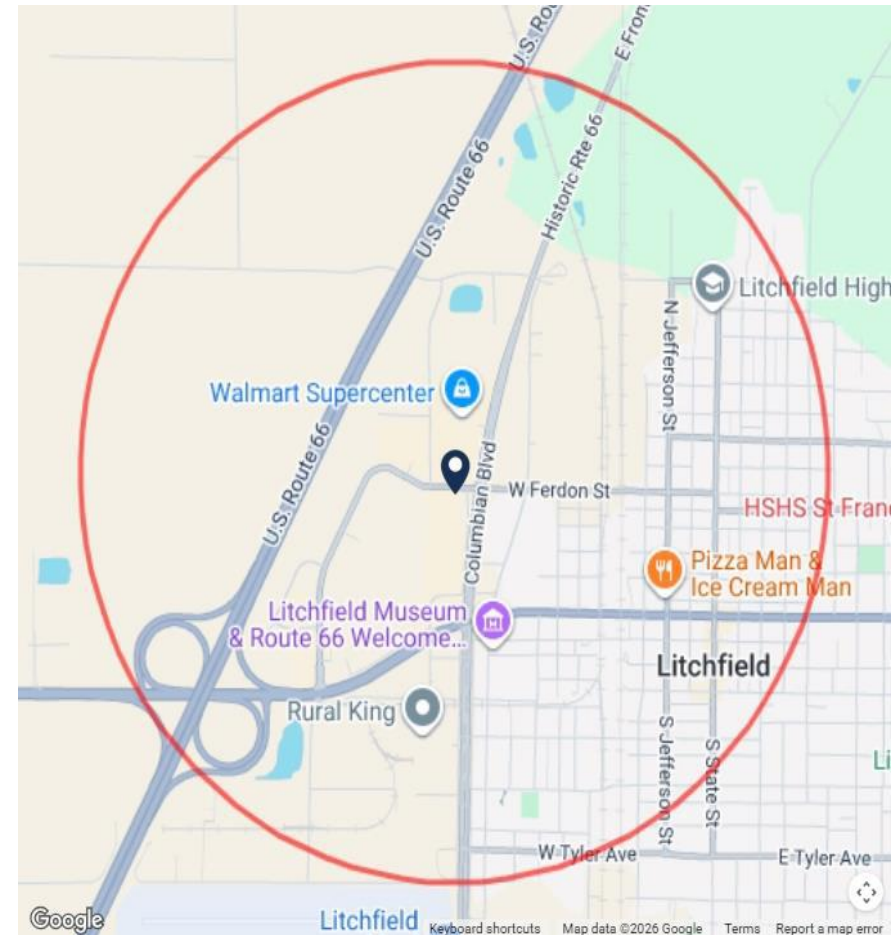
2025 Households	1,006	2,933	3,383
2030 Households (Projected)	985	2,876	3,317

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

2025 Per Capita Income	\$30,472	\$31,339	\$33,972
2025 Median Household Income	\$55,268	\$57,267	\$61,582
2025 Average Household Income	\$68,175	\$71,711	\$78,788

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

2025 Total Businesses	355	482	503
2025 Employees	3,207	4,565	4,828



CONTACT



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PROPERTY HIGHLIGHTS

- Walmart Shadow Center
- End-Cap
- Landlord Willing to Divide Space
- National, Regional, Local Tenant Mix
- Near Interstate 55 (27,300 AADT)
- Dominant Retail Corridor of the Market