OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

103 Centre Dr

Petersburg, IL 62675

Single-Tenant USDA
Investment Property **For Sale**

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Springfield, IL
217-547-6650

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OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present a single-tenant investment property leased to the **United States Department of Agriculture (USDA)** in Petersburg, IL.

Constructed as a build-to-suit facility for the USDA in 2016, the property has been continuously occupied by the agency since completion. The USDA has executed an early five-year lease extension in March 2026, commencing March 1, 2027. The extension includes a rental rate increase, partial reimbursement of landlord expenses, and requires no landlord-funded improvements or modifications.

The building features an efficient layout, including a vestibule, open office area with workstations, three private offices, a conference room, break room, dedicated server/IT room, and two ADA-compliant restrooms.

Petersburg, the county seat of Menard County, located approximately 23 miles northwest of Springfield. The community serves as the gateway to Lincoln's New Salem State Historic Site, one of the state's most recognizable heritage tourism destinations, generating year-round visitor traffic and supporting local retail, hospitality, and service businesses. It is accessible via Illinois Routes 97 and 123 with convenient connections to Interstate 55 and Interstate 72. The community benefits from a diverse economic base supported by tourism, agriculture, government services, and regional commuter employment. The combination of historic character, stable economic fundamentals, and proximity to Central Illinois population centers creates an attractive environment for commercial investment and business growth.

PROPERTY INFORMATION

ADDRESS	**103 Centre Dr, Petersburg, IL 62675**
ASKING PRICE	$1,095,000
CAPITALIZATION RATE	8.65%*
BUILDING SIZE	3,325 SF
LOT SIZE	1.31 AC
TAX PIN	12-18-103-012

PRO FORMA ANALYSIS

RENT	$86,450
TOTAL REIMBURSEMENTS	$33,250†
EFFECTIVE GROSS INCOME	$119,700
EXPENSES	$24,945
NET OPERATING INCOME	**$94,755**

* Cap Rate based on 3/1/27 lease extension rent schedule and associated reimbursements

† Annual Fixed Operating Expense Reimbursement

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EXTERIOR PHOTOS

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AERIAL

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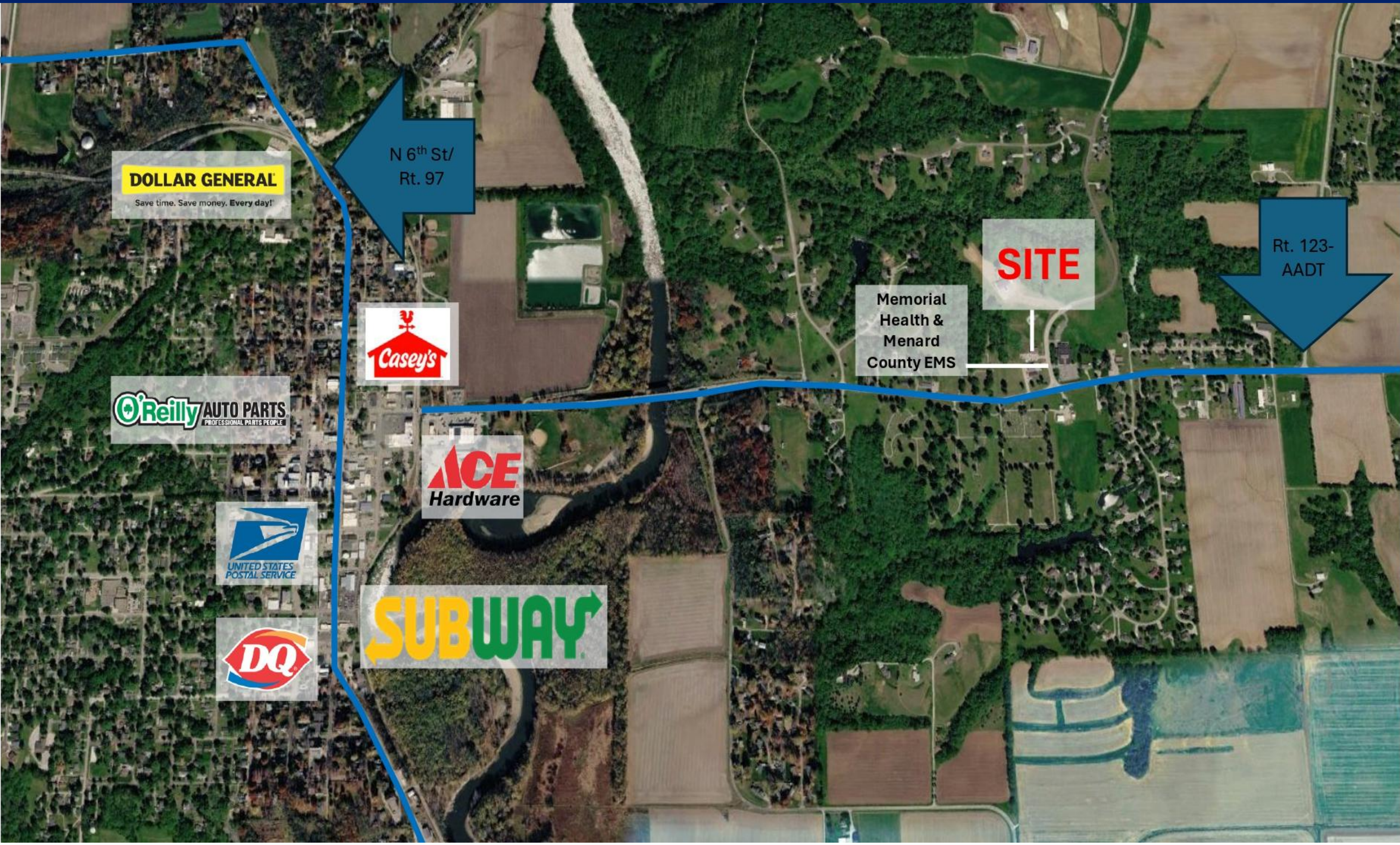

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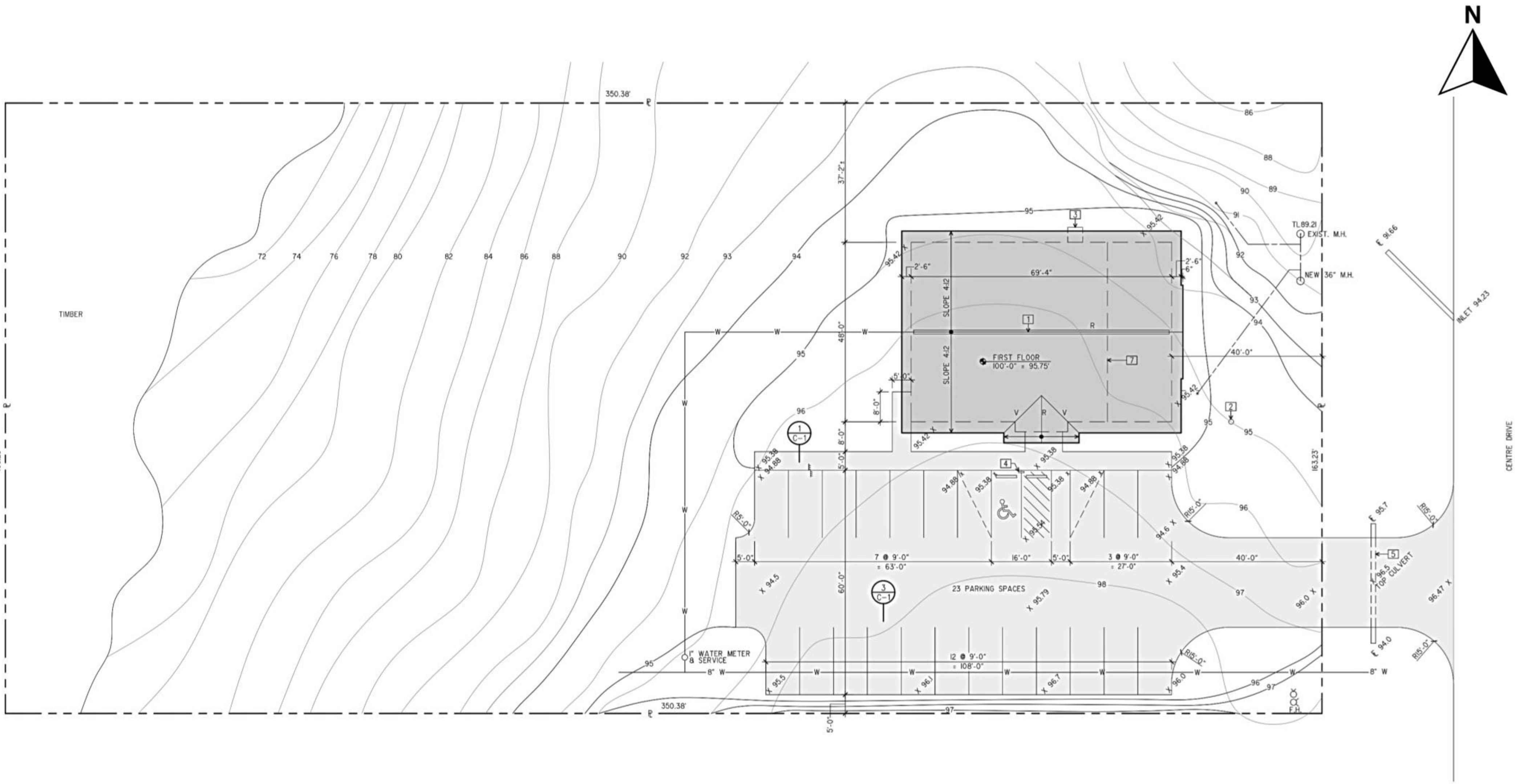
SITE PLAN



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FLOOR PLAN

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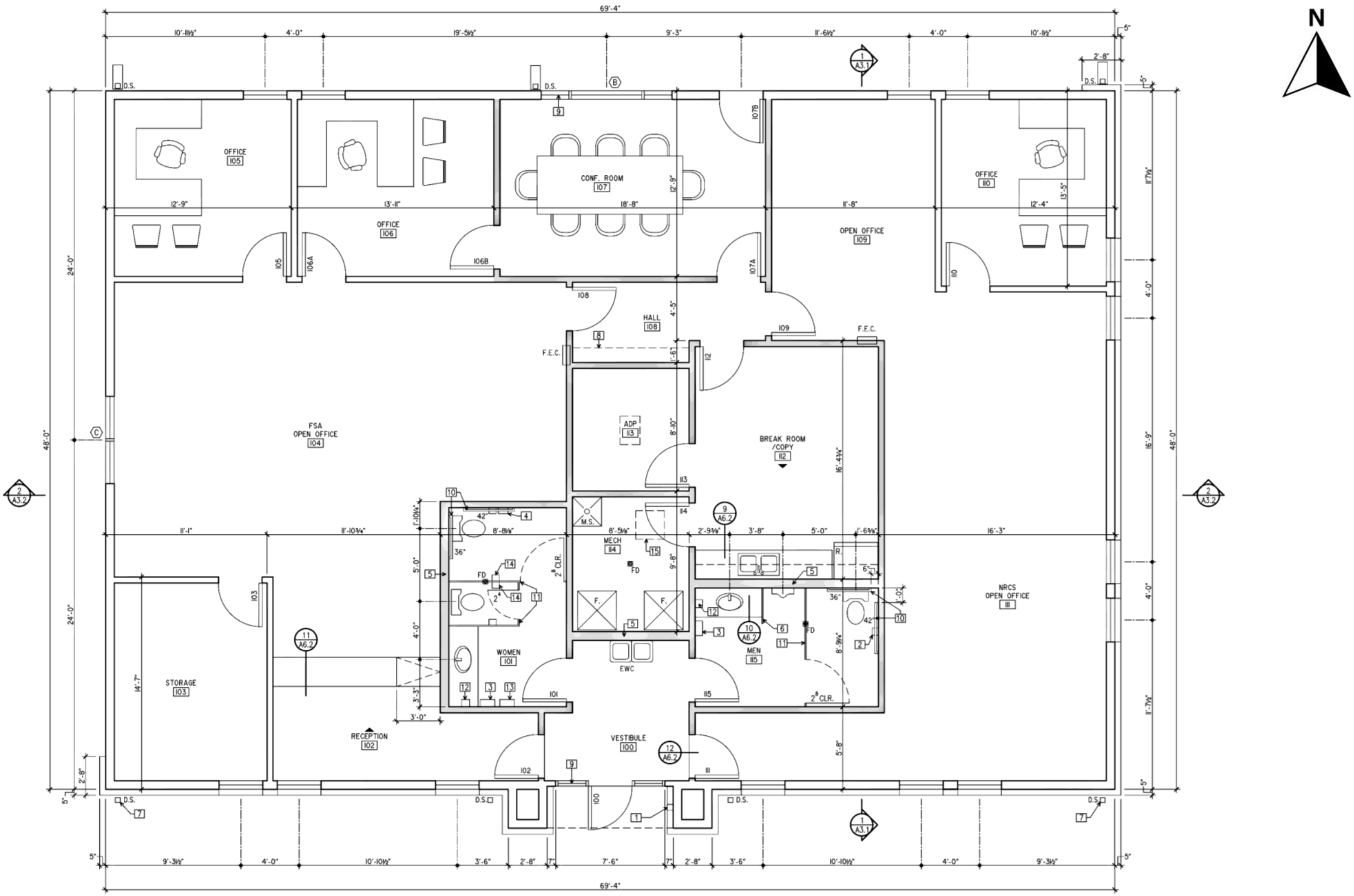

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INTERIOR PHOTOS






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LEASE ABSTRACT

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RENT ROLL

Year	Annual	Monthly	Lease Rate
1-10	$99,683.52	$8,306.96	$30.00 / SF
11-15*	$119,700.00	$9,975.00	$36.00 / SF

*Term begins 3/1/2027

TENANT OVERVIEW

The U.S. Department of Agriculture's Farm Service Agency (FSA) is a key federal agency that supports American farmers and ranchers through farm loan programs, disaster assistance, conservation initiatives, and commodity program administration. Through its nationwide network of local offices, FSA helps stabilize farm income, expand access to capital, and implement federal agricultural policy.

Menard County's economy is heavily rooted in agriculture, with corn and soybean production driving a strong row-crop sector supported by fertile farmland, large-scale operations, and ongoing conservation practices.

LEASE ABSTRACT

Tenant	U.S. Department of Agriculture Farm Service Agency
Lease Type	Modified Net
Leased Premises	3,325 SF
Term Commencement	3/1/2017
Term Expiration	2/28/2032
Roof & Structure	Landlord
RE Taxes	Landlord
Building Insurance	Landlord
Utilities	Landlord
HVAC/Electrical/Plumbing	Landlord
Snow Removal/Lawn Care	Landlord
Garbage Removal	Landlord
Janitorial	Landlord

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PROJECTED INCOME STATEMENT

2026 PROJECTED INCOME STATEMENT

GROSS INCOME		
Scheduled Base Rent		$99,683.52
Expense Reimbursements		$0.00
Effective Gross Income		$99,683.52
OPERATING EXPENSES*	***BASED ON 2025 Y/E P&L**	
Real Estate Taxes†	†ACTUAL 2026 COST	$1,425.96
Building Insurance		$2,145.00
Repairs & Maintenance		$1,882.00
Janitorial		$4,160.00
Utilities		$5,369.27
Snow Removal/Lawn Care		$6,070.00
Legal/Professional		$300.00
Miscellaneous		$948.46
Total Operating Expenses		$22,300.39
NET OPERATING INCOME		**$77,383.13**

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PROJECTED INCOME STATEMENT

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

2027 PROJECTED INCOME STATEMENT

GROSS INCOME		
Scheduled Base Rent		$86,450.00
Expense Reimbursement†	**† ANNUAL FIXED OPEX REIMBURSEMENT**	$33,250.00
Effective Gross Income		$119,700.00
OPERATING EXPENSES*	*** ASSUMES 2.5% YOY GROWTH**	
Real Estate Taxes		$1,461.61
Building Insurance		$2,199.00
Repairs & Maintenance		$1,929.00
Janitorial		$4,264.00
Utilities		$5,503.50
Snow Removal/Lawn Care		$6,221.75
Management Fee (2% of EGI)		$2,394.00
Miscellaneous		$972.17
Total Operating Expenses		$24,945.03
NET OPERATING INCOME		**$94,754.97**

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MARKET OVERVIEW

SPRINGFIELD, IL MSA

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.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. **Amazon.com Services** has a recently completed 71,000-square-foot last-mile delivery station on North Dirksen Parkway, parallel to Interstate 55. They delivered the first package from the facility in October 2025. The project is will create 100 permanent jobs. 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. 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 **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. 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.

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PROPERTY HIGHLIGHTS

- Investment Grade Govt Tenant
- Early 5-Year Lease Extension
- Built-to-Suit Govt Facility (2016)
- Rental Rate Increase in New Term
- No Landlord Improvements Required
- County Seat Location (Springfield MSA)