NEIGHBORHOOD STRIP CENTER

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

1708-1724 E. Sangamon Ave
Springfield, IL 62702

AVAILABLE FOR LEASE

1722: 1,600 SF



BLAKE PRYOR, CCIM
Vice President

O: 217.547.6650
C: 217.725.9518
bpryor@cbcdr.com

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DEVONSHIRE REALTY
Springfield, IL
217-547-6650

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OVERVIEW

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Coldwell Banker Commercial Devonshire Realty is pleased to offer an in-line retail space for lease in an established neighborhood strip center.

1722 E. Sangamon Ave is a **1,600 SF** retail suite with 20' storefront width and a secure entry vestibule. The space requires renovation, and the Landlord will complete the demising wall and provide one code-compliant restroom. Plumbing is already stubbed at the rear of the suite.

The property is directly across from Sangamon Center North, a fully occupied Schnucks-anchored shopping center featuring Planet Fitness, Pet Supplies Plus, and other established retailers. The property offers strong visibility, frontage along a major roadway, two curb cuts, and exposure to 16,400 vehicles per day. It is also located one block from the Illinois State Fairgrounds, a major tourism and entertainment destination that attracts substantial annual attendance and hosts events throughout the year.

The property is approximately 1.5 miles from N. Dirksen Parkway, one of Springfield's primary retail corridors, with nearby national retailers including Walmart, Lowe's, Menards, and Goodwill. Interstate 55 is approximately two miles away and carries an estimated 33,000 vehicles per day.

Current co-tenants include Koo Koo's 2, Lucy's Place, Jackson Hewitt, and a new Asian restaurant – Hibachi Wok & Cuisine.

PROPERTY INFORMATION

ADDRESS	**1708-1724 E. Sangamon Ave, Springfield, IL 62702**
AVAILABLE SPACE	1722 E. Sangamon Ave – 1,600 SF
LEASE RATE	$12.00 / SF / NNN
NNN ESTIMATE	$5.00 / SF
ZONING	B-1, Highway Business Service District
YEAR BUILT	1997
PARKING	75 Spaces



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LEASING DETAILS

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Available	Upon Lease Execution
Delivery Condition	1722 E. Sangamon Ave – Landlord to complete demising wall and restroom
Signage	Façade and Pylon Signage Available
Utilities	Separately Metered
HVAC	Tenant Maintains
Permitted Uses	Subject to Zoning and Landlord Approval B-1 Zoning Code
Parking Ratio	7.16 Spaces per 1,000 SF
Frontage	20’ Storefront Width
Ceiling Height	1722 E. Sangamon Ave – 12’ (bottom of ceiling grid)
Rear Delivery/Service Access	1722 E. Sangamon Ave – No

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AERIAL

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EXTERIOR PHOTOS

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FLOOR PLAN

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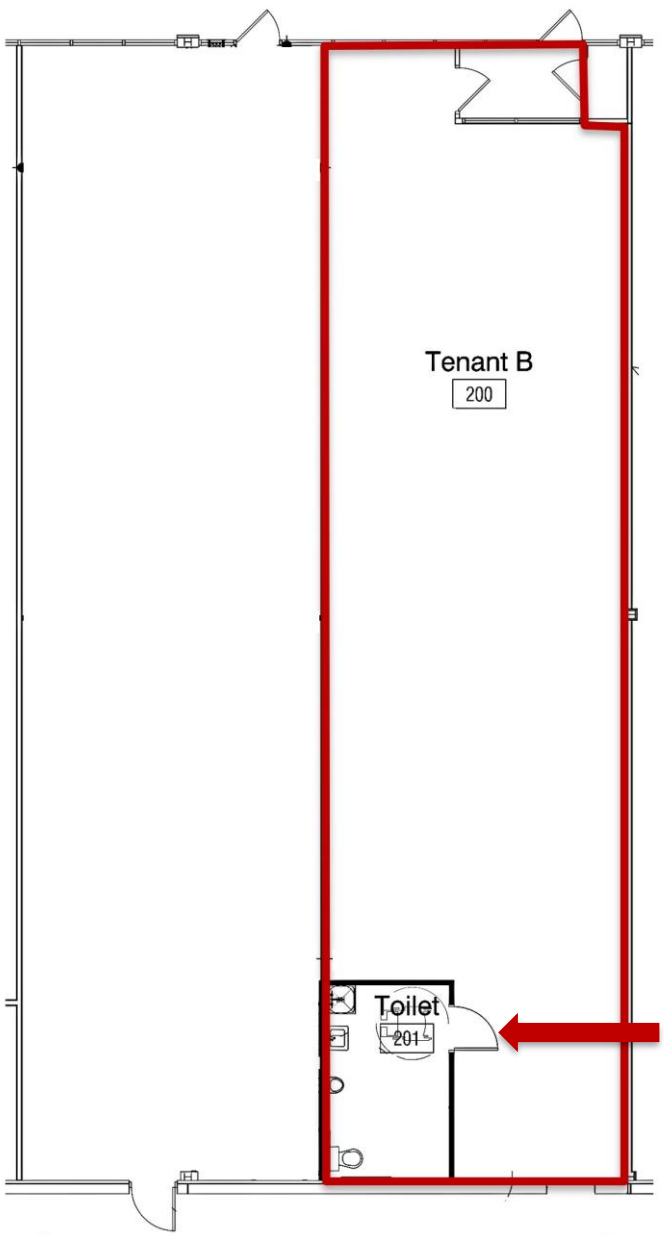
1722 E. Sangamon Ave



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INTERIOR PHOTOS

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DEMOGRAPHICS

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

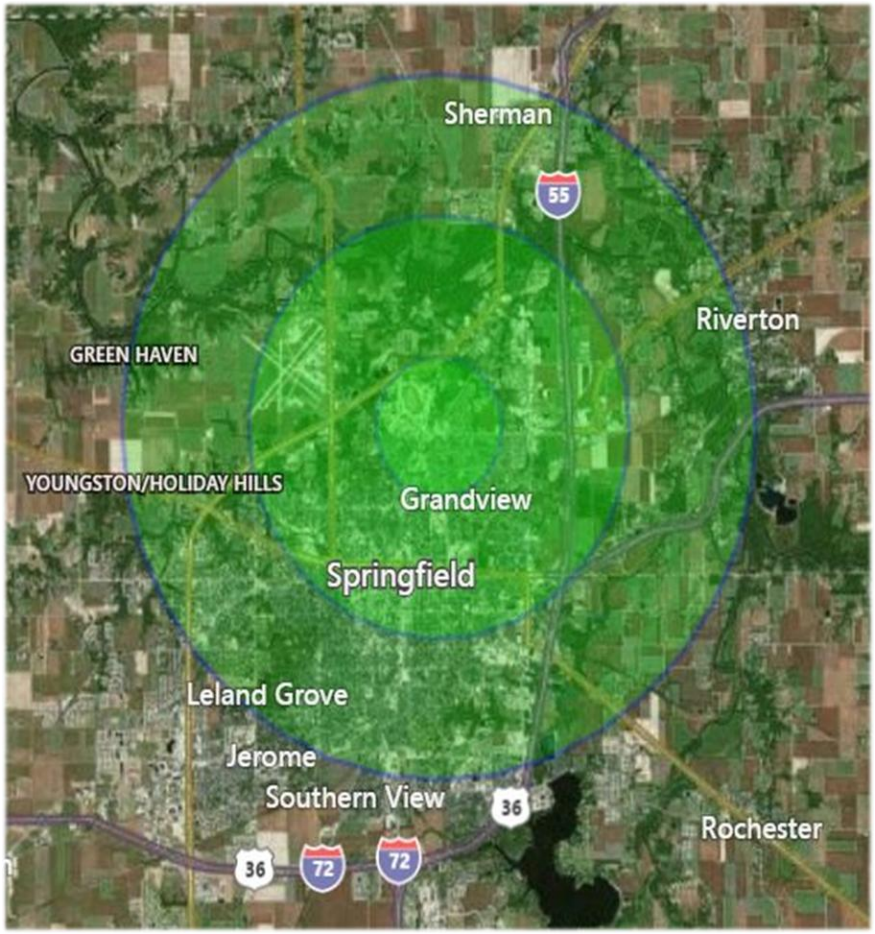
Courtesy of esri

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population (Census)	8,380	40,844	94,305
2026 Population	8,149	40,251	92,480
2031 Population (Projected)	8,071	40,034	91,676

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Households	3,775	18,632	42,639
2031 Households (Projected)	3,779	18,757	42,738

INCOME	1-MILE	3-MILE	5-MILE
2026 Per Capita Income	$36,201	$32,188	$41,371
2026 Median Household Income	$69,093	$53,473	$65,145
2026 Average Household Income	$77,832	$69,290	$89,329

BUSINESS	1-MILE	3-MILE	5-MILE
2026 Total Businesses	183	2,599	4,618
2026 Employees	2,029	73,133	96,754



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Vice President

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C: 217.725.9518

bpryor@cbcdr.com

CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln

Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- 1,600 SF In-Line Space
- Traffic Count: 16,400 AADT
- Across from a Grocery-Anchored Shopping Center
- Near Illinois State Fairgrounds
- Established Strip Center Co-Tenancy
- Convenient Access to N. Dirksen Pkwy and Interstate

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