

MARKETING BROCHURE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3127 Robbins Rd
Springfield, IL 62704

Willowbrook Plaza
Retail/Service Space For
Lease

- 1,787 SF
- Updated Interior (2025)
- Building + Pylon Signage
- Nearby Traffic Counts: 15,200-23,500 AADT

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



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Springfield, IL
217-547-6650

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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty is pleased to offer retail/service space for lease within Willowbrook Plaza, an established multi-tenant commercial center on the west side of Springfield, IL.

Most recently occupied by a floral shop and café, the suite offers a flexible buildout for a variety of retail, service, and creative uses. The customer-facing area features an open layout with vaulted ceilings, abundant natural light and a decorative fireplace. 2025 improvements include vinyl flooring, paint, a 16' long service counter with electrical service in place. Additional plumbing is available along the rear wall for a future sink or service station.

The back-of-house portion of the suite provides additional work, prep and storage space with double-door rear access, multiple plumbing connections and floor drains, and a former 8' x 8' cooler/storage room.

Willowbrook Plaza offers excellent visibility near Wabash Ave and Robbins Rd, multiple access points, ample parking, and building and pylon signage opportunities. Wabash Ave carries approximately 15,200 – 23,500 vehicles per day nearby and the property is positioned within one of Springfield's primary retail trade areas near White Oaks Mall, Lowe's, Best Buy, Harvest Market, Barnes & Noble, PetSmart, Kohl's, Ross, TJ Maxx, and numerous restaurants and service businesses.

PROPERTY INFORMATION

ADDRESS	3127 Robbins Rd, Springfield, IL 62704
AVAILABLE SPACE	1,787 SF
LEASE RATE	\$2,700 / MO + Utilities
ZONING	B-2, General Business Service District
YEAR BUILT	1992
PARKING	66 Spaces



INTERIOR PHOTOS



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Customer-Facing Area

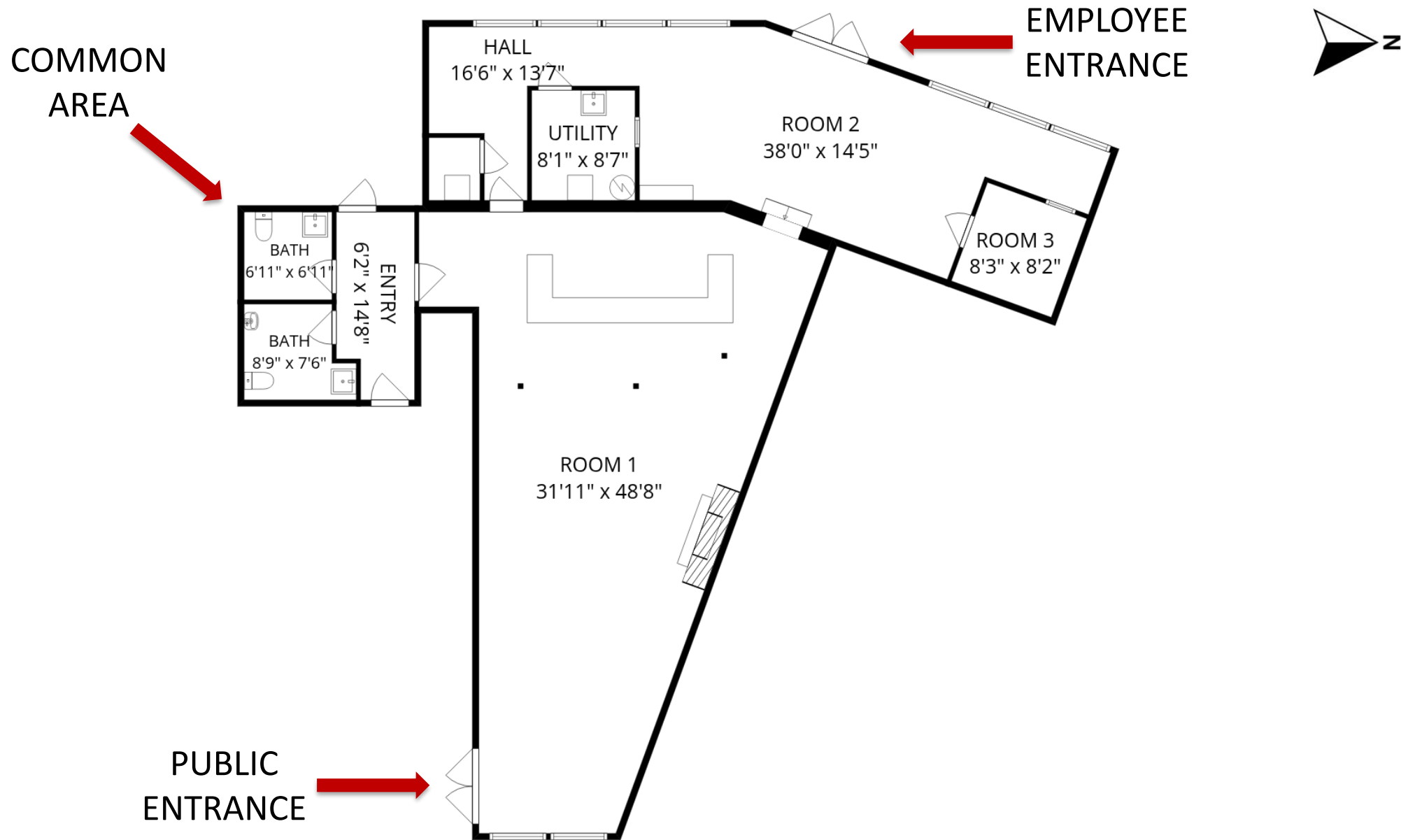


Back of the House Portion

FLOOR PLAN



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LEASING DETAILS



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Available	Immediately
Delivery Condition	As-is, where-is
Signage	Façade and Pylon Signage Available
Utilities	Tenant's Responsibility
HVAC	Tenant Maintains
Permitted Uses	Subject to Zoning and Landlord Approval B-2 Zoning Code
Parking Ratio	6.37 Spaces per 1,000 SF
Frontage	13' – 31' Storefront Width
Ceiling Height	17'8" (to the center) 13' (back-of-the-house peak) 8' (bottom of drop ceiling above service counter)
Rear Delivery/Service Access	Yes

EXTERIOR PHOTOS



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AERIAL



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DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population (Census)	5,273	43,460	94,529
2026 Population	5,396	43,297	93,378
2031 Population (Projected)	5,348	42,993	92,656

HOUSEHOLDS

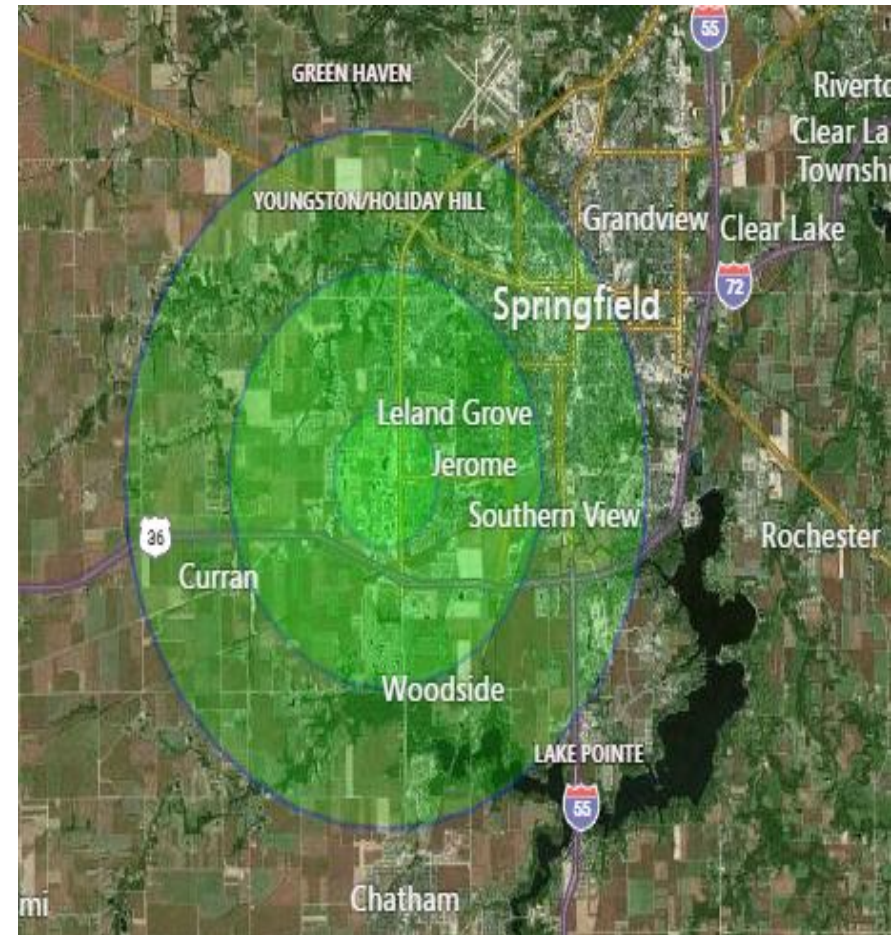
	1-MILE	3-MILE	5-MILE
2026 Households	2,634	20,390	43,678
2031 Households (Projected)	2,650	20,487	43,833

INCOME

	1-MILE	3-MILE	5-MILE
2026 Per Capita Income	\$67,732	\$63,057	\$51,347
2026 Median Household Income	\$101,948	\$93,279	\$75,908
2026 Average Household Income	\$140,335	\$133,191	\$109,723

BUSINESS

	1-MILE	3-MILE	5-MILE
2026 Total Businesses	764	2,246	5,164
2026 Employees	9,185	25,383	97,696



CONTACT



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Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbsdr.com

CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln
Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- 1,787 SF Retail/Service Space
- Updated Interior (2025)
- Vaulted Ceilings & Natural Light
- Building + Pylon Signage
- Nearby Traffic Counts: 15,200-23,500 AADT