

MARKETING BROCHURE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2332 S. MacArthur Blvd
Springfield, IL 62704

Retail Property with Open
Showroom Near Hy-Vee
For Sale



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USE AGREEMENT



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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for sale this freestanding retail property with an open showroom near Hy-Vee in Springfield, IL.

The property is currently operating as a specialty apparel and novelty shop and features a predominantly open retail showroom with flexible floor area and an existing sales counter. The rear portion of the property provides additional merchandise, storage and workspace, along with an ADA-compliant restroom. A loft/mezzanine above the back-of-house area provides additional storage. Recent property improvements include a parking lot resurface and overlay (2022), new 5-ton AC unit (2024), and new 10-gallon water heater (2026).

The property is located along a major Springfield arterial corridor with approximately 19,800 vehicles per day and excellent visibility within an established commercial district. A nearby signalized intersection is anchored by Hy-Vee, Town & Country Shopping Center, Walgreens and AutoZone, with numerous other retail, service and dining businesses throughout the surrounding area. The property is minutes from Interstate 72 and several popular destinations, including SCHEELS Sports Park, SCHEELS, and a growing concentration of restaurants, hotels and entertainment uses. The property is also located within the MacArthur Boulevard Tax Increment Financing (TIF) District, which may provide financial incentives for qualifying investment. Prospective buyers are encouraged to contact the City of Springfield for information regarding eligibility and available programs.

PROPERTY INFORMATION

ADDRESS	2332 S. MacArthur Blvd, Springfield, IL 62704
ASKING PRICE	\$350,000
BUILDING SPACE	4,992 SF Main Floor + Loft/Mezzanine
LOT SIZE	0.35 AC
ZONING	B-1, Highway Business Service District
YEAR BUILT REMODELED	1952 (original), 1973 (addition) 2004
PARKING	15 Spaces



AERIAL



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Springfield, IL

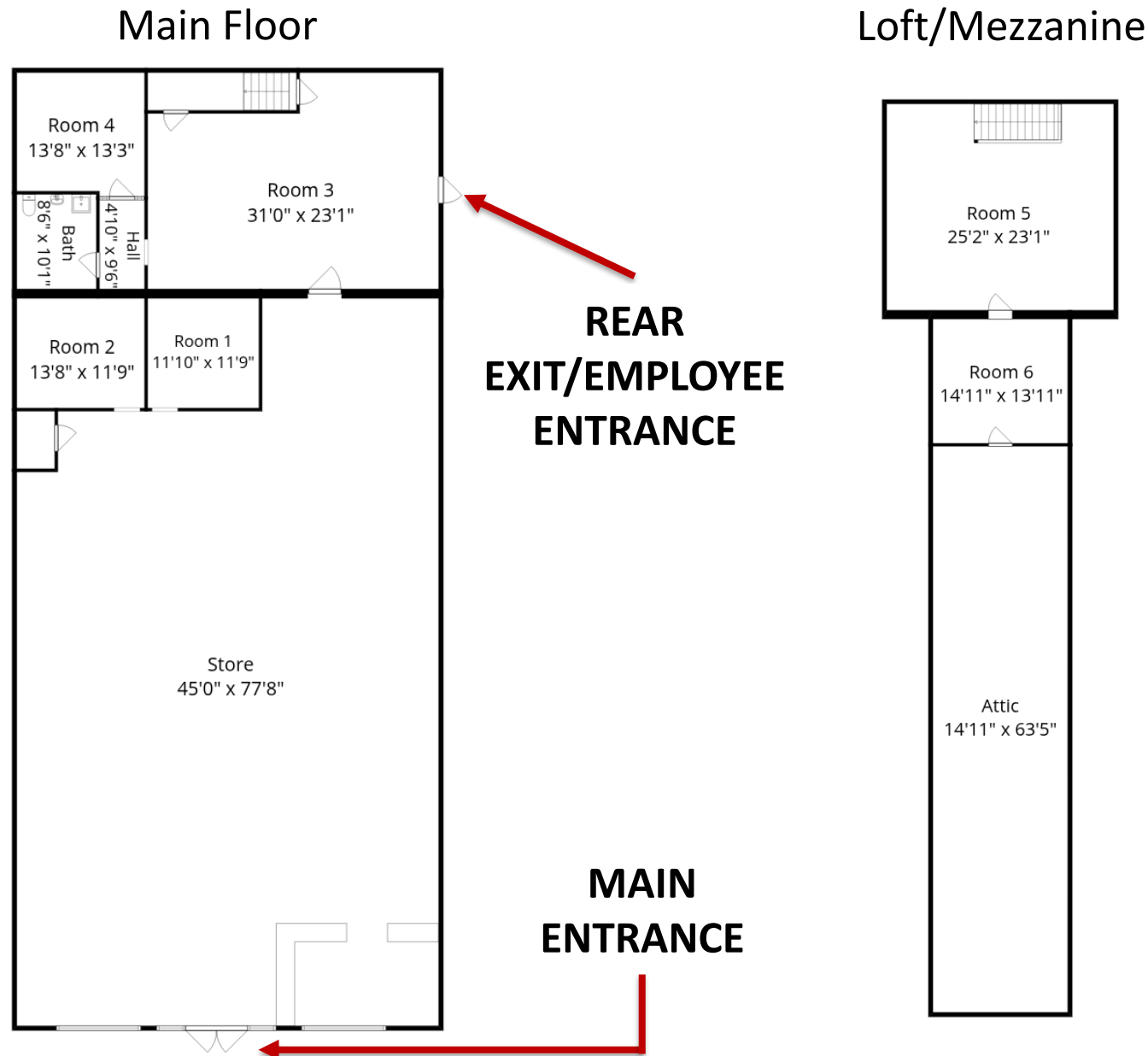
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FLOOR PLAN



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EXTERIOR PHOTOS



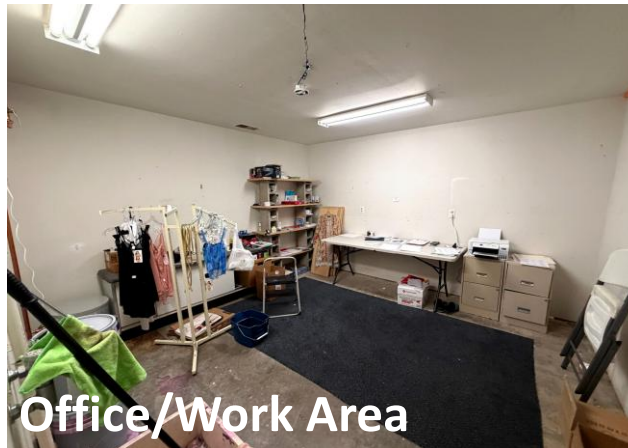
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INTERIOR PHOTOS



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CONTACT



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PROPERTY HIGHLIGHTS

- Open, Flexible Retail Showroom
- High Traffic Location: 19,800 AADT
- Located Near Hy-Vee
- Recent Property Improvements
- Minutes from I-72/SCHEELS
- Located in TIF District