SOUTHWEST PLAZA II

43,000 SF | $2,800,000 | $8.50/SF/YR NNN

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

3051-3057 Wabash Ave
Springfield, IL 62704

Value-Add Retail Center **For Sale** + Two End-Caps **For Lease**



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SOUTHWEST PLAZA II

OFFERING OVERVIEW

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43,000 SF Value-Add Retail Center | 40,614 SF Available | Bard Optical Through 2031

$2,800,000	43,000 SF	40,614 SF	$8.50/SF
ASKING PRICE	RETAIL CENTER	AVAILABLE SPACE	ASKING LEASE RATE

THE OPPORTUNITY

Coldwell Banker Commercial Devonshire Realty is pleased to exclusively offer Southwest Plaza II; a **43,000 SF value-add retail center** prominently located along Wabash Ave within **Springfield's primary west-side retail corridor.**

The center features **two large end-cap spaces** available for lease: the former JoAnn Fabrics space at 3051 Wabash and a vacant shell space at 3057 Wabash. Together, the vacancies provide **more than 40,000 SF** of flexible retail, showroom, service, or other commercial space, with loading capabilities, high ceilings, substantial parking, and strong visibility.

Bard Optical provides established in-place tenancy through June 2031. The center is surrounded by a strong mix of national and regional retail, dining, and consumer-service uses, with convenient access to Wabash Ave and Veterans Pkwy.

PROPERTY INFORMATION	
ADDRESS	3051-3057 Wabash Ave, Springfield, IL
BUILDING AREA	43,000 SF
AVAILABLE SPACE	40,614 SF
ASKING PRICE	$2,800,000
ASKING LEASE RATE	$8.50/SF/YR NNN
PARKING	209 Spaces
ZONING	B-1, Highway Business Service District
YEAR BUILT	1995

TWO LARGE END-CAPS | HIGH-CLEARANCE SPACE | MULTIPLE LOADING OPTIONS | 209 PARKING SPACES | WEST SIDE RETAIL CORRIDOR | ESTABLISHED IN-PLACE TENANT

3051 Wabash 22,032 SF East End-Cap	3055 Wabash Bard Optical In-Place Tenant	3057 Wabash 18,582 SF West End-Cap

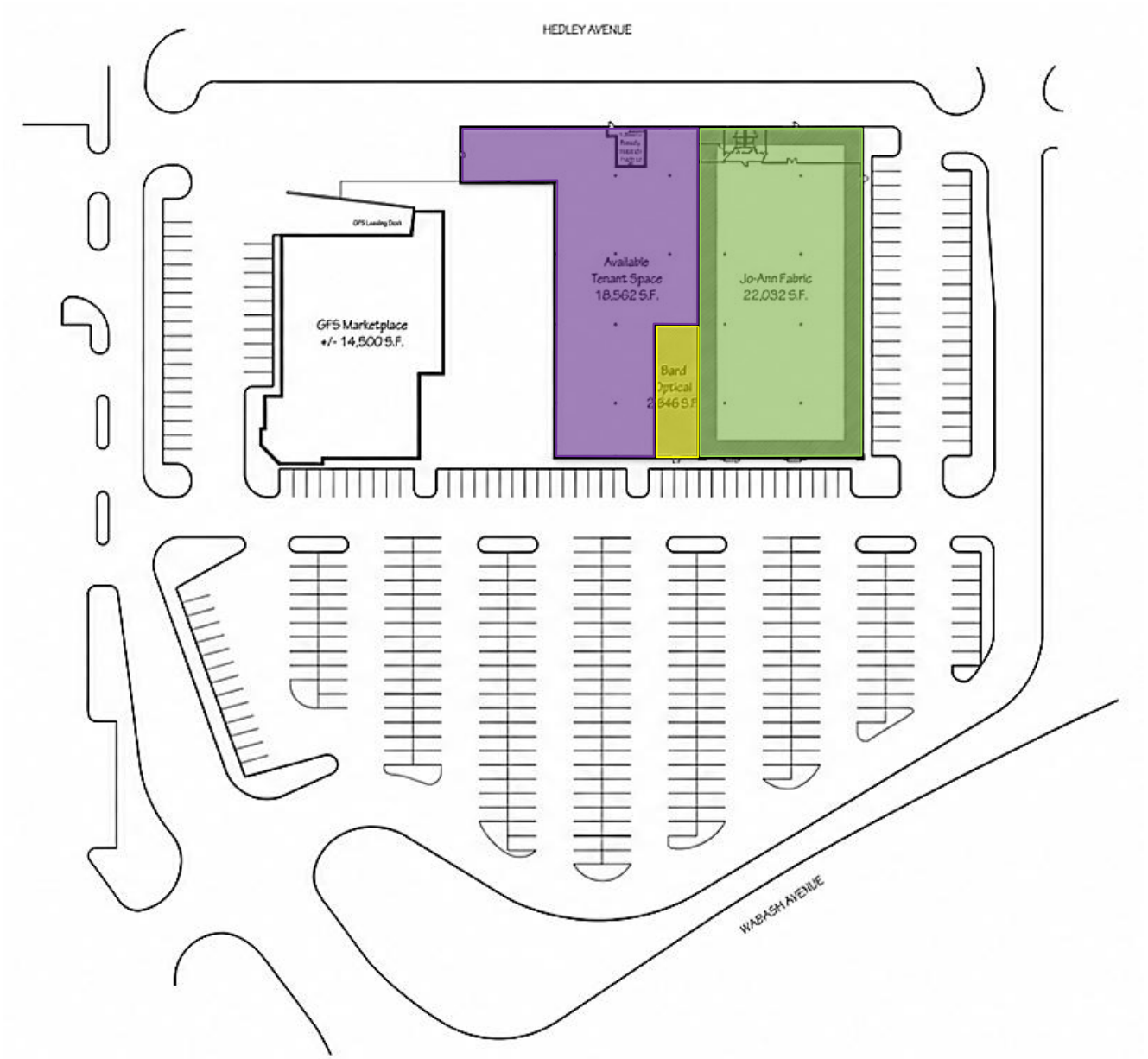
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SITE PLAN

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AERIAL

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EXTERIOR PHOTOS

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Front Elevation



Front/Side Elevation



Side/Rear Elevation/Loading

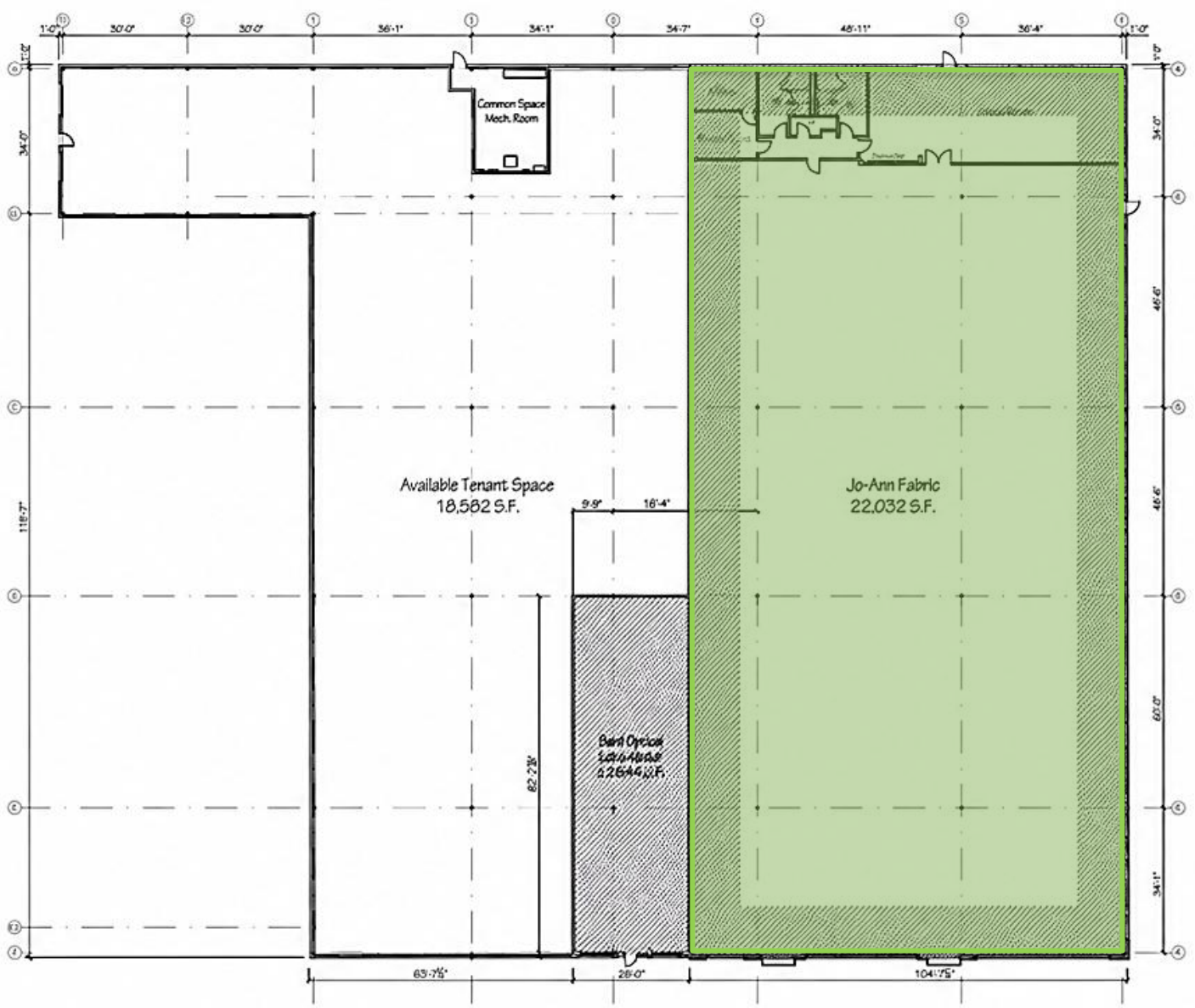
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3051 WABASH AVE | 22,032 SF AVAILABLE | $8.50/SF/YR NNN

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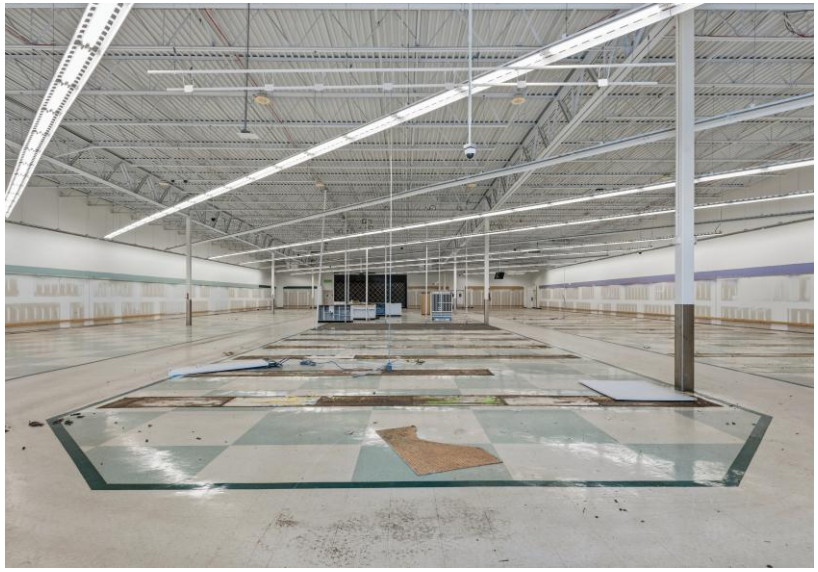
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3051 WABASH AVE LEASING SPECIFICATIONS

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Available Space	22,032 SF +/-
Location	East End-Cap
Former Use	JoAnn Fabrics
Condition	Existing Retail Buildout – Showroom, Restrooms, Warehouse/Loading Area
Clear Height	18’6” (bottom of roof deck)
Loading	3 Drive-in Bays – all 10’t x 10’w
TYP Column Spacing	44’-49’
HVAC	6 RTUs – 12.5-Ton Carrier
Power	400A, 480Y/277V, 3-Ph
Sprinkler	Yes
Storefront Width	102’
Exclusive Uses & Prohibited Uses	Contact Broker





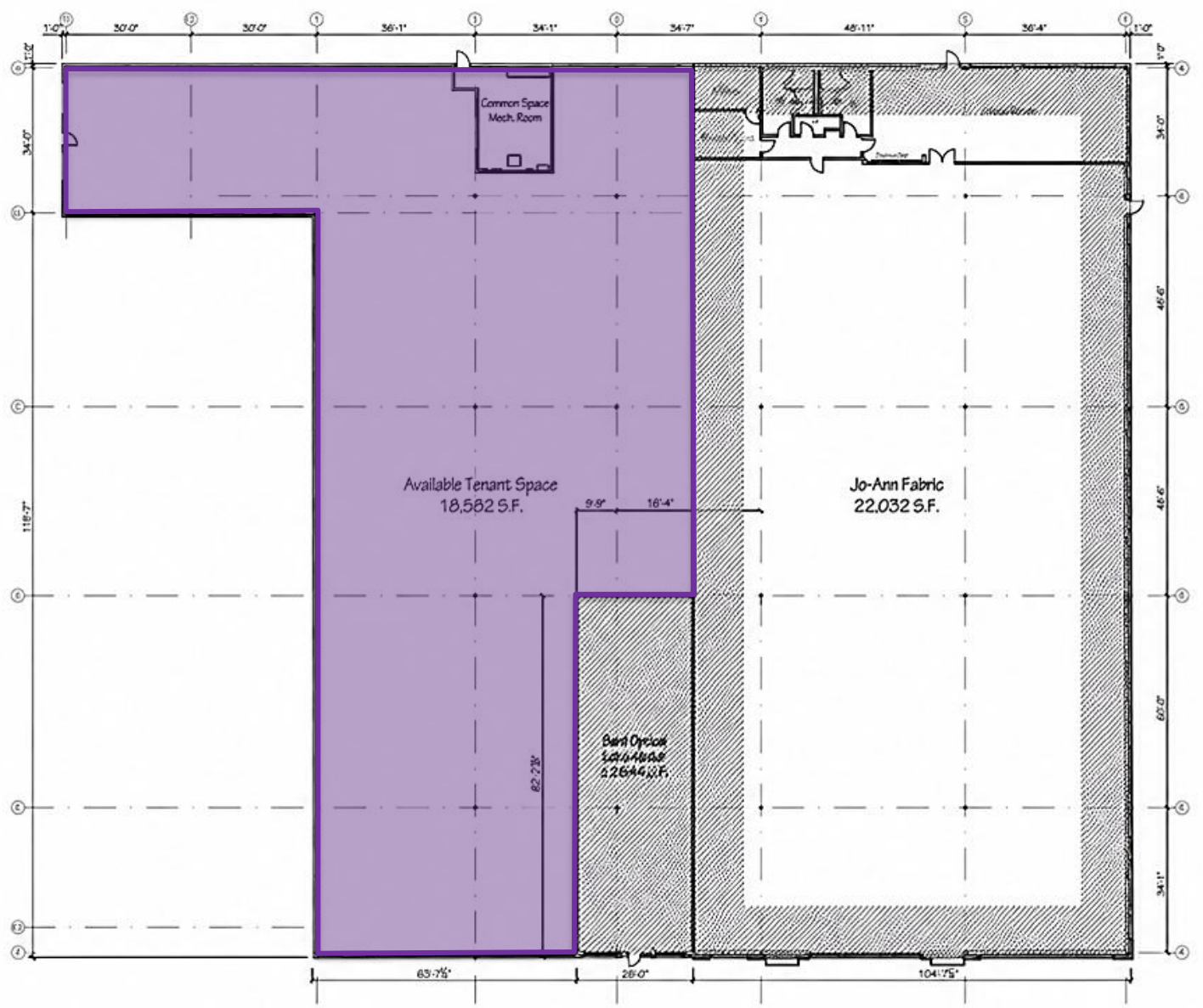
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3057 WABASH AVE | 18,582 SF AVAILABLE | $8.50/SF/YR NNN

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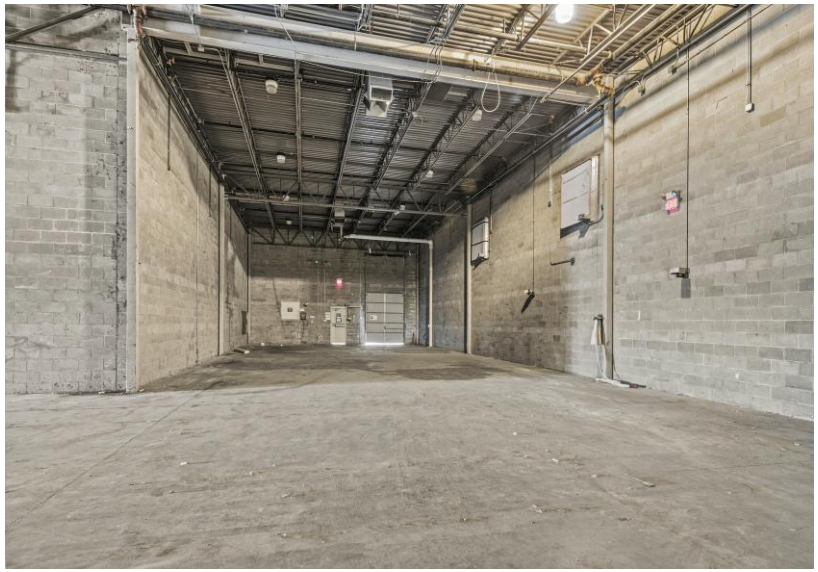
SOUTHWEST PLAZA II

3057 WABASH AVE LEASING SPECIFICATIONS

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Available Space	18,582 SF +/-
Location	West End-Cap
Condition	Raw / Unfinished
Clear Height	21’ (bottom of the roof deck)
Loading	1 Recessed Loading Dock – 10’t x 8’w
HVAC	7 RTUs – 10 & 12.5-Ton Carrier + Gas-Fired Packaged Heating Units
Power	400A, 480Y/277V, 3-Ph
Sprinkler	Yes
Storefront Width	62’
Exclusive Uses & Prohibited Uses	Contact Broker





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INVESTMENT SUMMARY| BARD OPTICAL

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$2,800,000	~$65/SF	40,614 SF	$61,353.60
ASKING PRICE	ASKING BASIS	LEASE-UP POTENTIAL	CURRENT ANNUAL RENT

VALUE-ADD INVESTMENT THESIS

Southwest Plaza II offers an investor or owner-user the opportunity to acquire an approximately 43,000 SF retail center at a **value-add basis** within Springfield's primary west-side retail corridor. **More than 40,000 SF** is available across two large end-cap spaces, while Bard Optical provides established in-place tenancy and current base rent through June 2031.

- Two large end-cap vacancies totaling 40,614 SF
- Existing Bard Optical tenancy through June 2031
- Multiple loading options and 209 surface parking spaces
- Located within Springfield's primary west-side retail corridor

BARD OPTICAL LEASE SNAPSHOT

Tenant	J.A.K. Enterprises Inc d/b/a Bard Optical
Lease Type	Triple Net
Leased Premises	2,386 SF
Current Lease Expiration	**6/30/2031**
Current Annual Rent	**$61,353.60**
Current Lease Rate	$25.71 / SF
Remaining Option(s)	None

BASE RENT SCHEDULE

YEARS 1-10	YEARS 11-15*	YEARS 16-20*	
$50,712	$55,776	$61,353.60	BARD OPTICAL
$21.25/SF	$23.38/SF	$25.71/SF	CURRENT TERM THROUGH 6/30/2031

** Base rent increased 10% at the commencement of each renewal option period.*

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DEMOGRAPHICS

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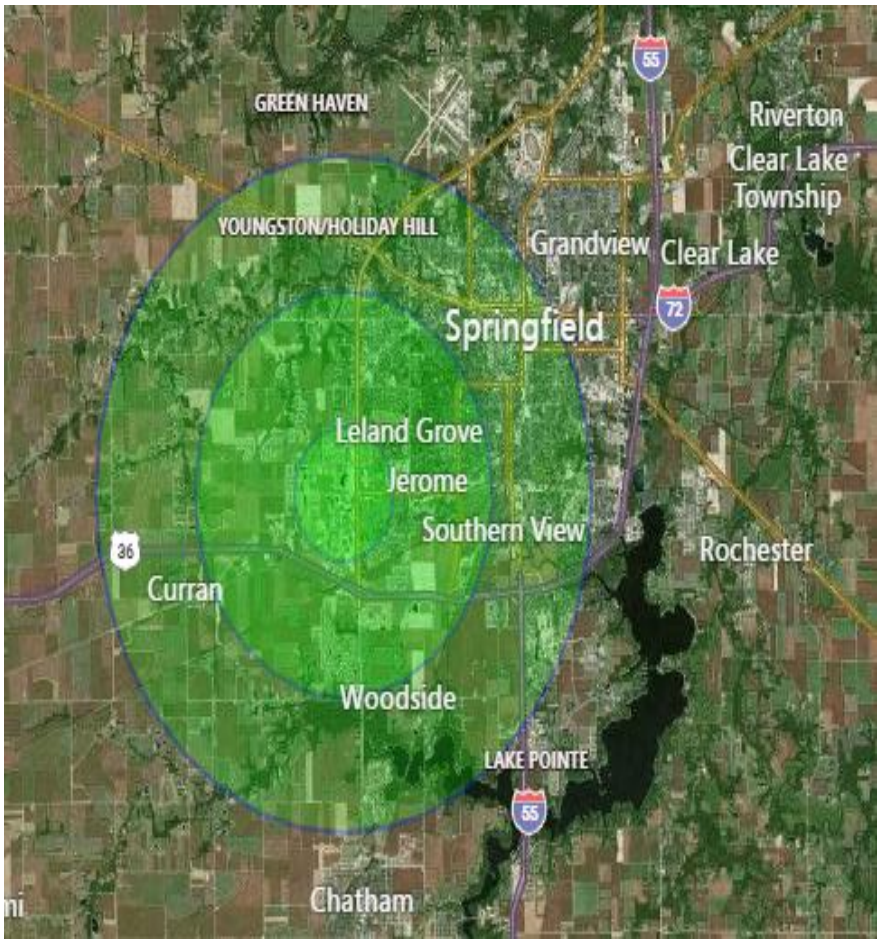
Courtesy of esri

POPULATION	1-MILE	3-MILES	5-MILES
2020 Population (Census)	6,314	46,723	95,817
2026 Population	6,371	46,430	94,612
2031 Population (Projected)	6,307	46,079	93,877

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2026 Households	3,048	21,899	44,197
2031 Households (Projected)	3,062	21,987	44,358

INCOME	1-MILE	3-MILES	5-MILES
2026 Per Capita Income	$69,146	$62,619	$50,714
2026 Median Household Income	$103,403	$92,982	$74,877
2026 Average Household Income	$143,419	$132,218	$108,432

BUSINESS	1-MILE	3-MILES	5-MILES
2026 Total Businesses	719	2,322	5,245
2026 Employees	8,567	26,292	98,471



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PROPERTY HIGHLIGHTS

- Value-Add Lease Up Potential
- Two Large Available End-Caps
- Prime West Springfield Retail Corridor
- Multiple Loading Options
- Abundant Parking
- Bard Optical through 2031

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