

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

920 E. North Grand Ave
Springfield, IL 62702

Freestanding Small-Box
Property on a Hard Corner
Location For Sale or Lease

BLAKE PRYOR
Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

LARRY KUCHEFSKI, CCIM
Vice President

O: 217.352.7712

C: 217.918.0871

lk@cbcdr.com

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

USE AGREEMENT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PROPERTY OVERVIEW

This freestanding 15,251 SF small-box property offers high visibility on a hard corner lot, formerly home to a CVS Pharmacy. Situated at a bustling intersection with 20,550 AADT, the location guarantees unmatched exposure and accessibility, complemented by prominent pylon signs and convenient traffic-signal access. With ample parking and a large surrounding population, the property is ideal for retail businesses seeking a strategic foothold.

Constructed with durable precast concrete, the building features a spacious open sales area with 12' ceilings, ideal for flexible layout options. Supporting facilities include a small office, photo room with an eye-washing station, a wet-sprinkler-equipped back stock room, an 18'6" x 11' walk-in cooler, three restrooms, a lounge area, a pharmacy, and an additional office. An efficient 5,000 lb hydraulic dock lift further enhances the property's functionality for businesses with larger inventory needs.

Located within the Enos Park TIF District and the Springfield/Sangamon County Enterprise Zone, this property is eligible for multiple incentives. These include potential assistance that offer significant advantages for new or expanding businesses. This property is a unique investment opportunity for visionary businesses ready to capitalize on a high-traffic, growth-ready location.

PROPERTY INFORMATION

ADDRESS	920 E. North Grand Ave, Springfield, IL 62703
BUILDING SIZE	15,251 SF
ASKING PRICE	\$1,200,000
LEASE RATE	\$9.00 / SF/ Net
LOT SIZE	1.95 AC
ZONING	S-3, Central Shopping District
YEAR BUILT REMODELED	2001
PARKING	72 Spaces



MARKET OVERVIEW



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SPRINGFIELD, IL

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. 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.

AERIAL



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



SITE



Town & Country Shopping Center



S. Veterans Pkwy. - AADT 27,500



Wabash Ave. - AADT 25,700



S. 6th St. - AADT 12,400

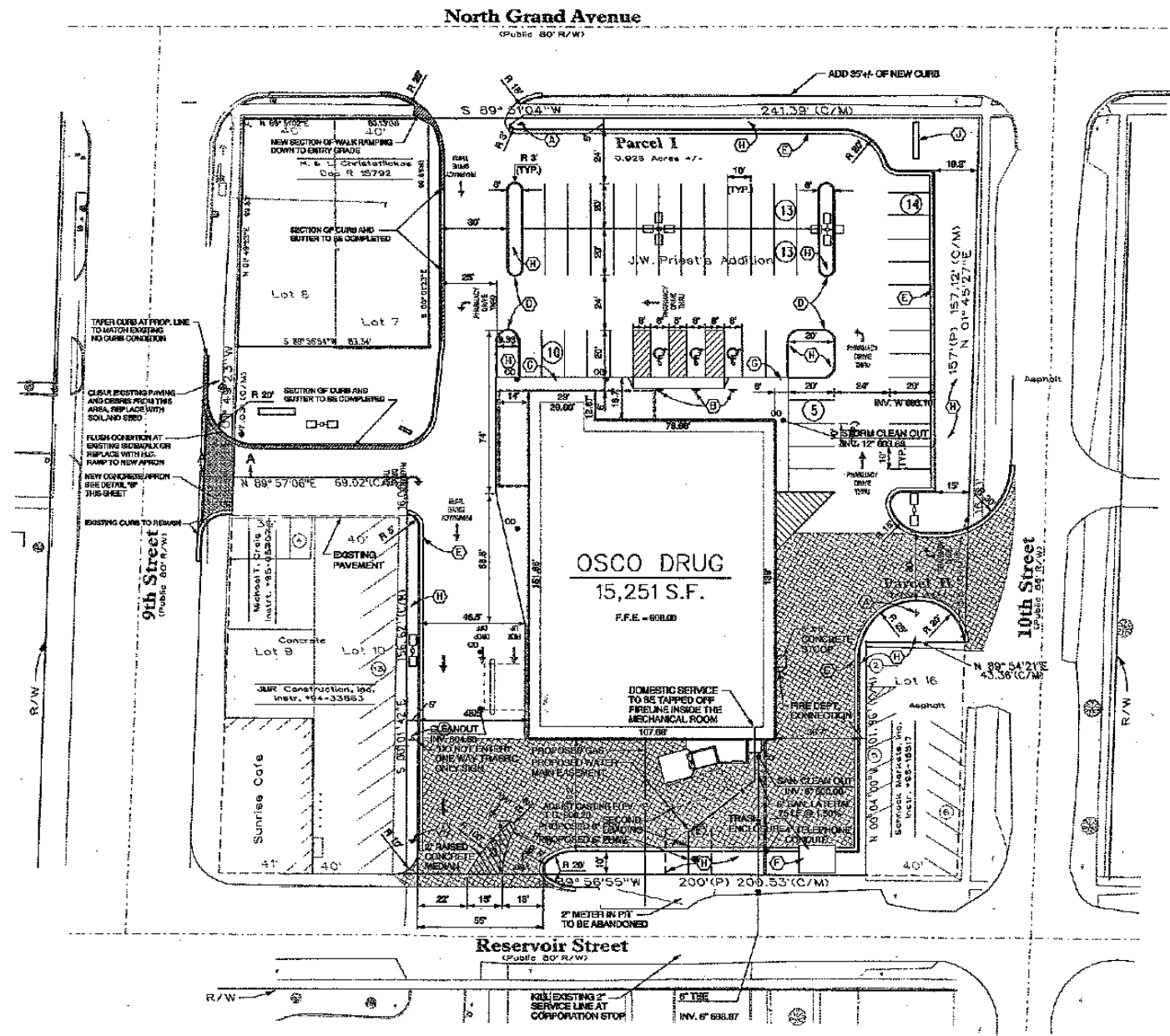
Stanford Ave. - AADT 20,800



SITE PLAN



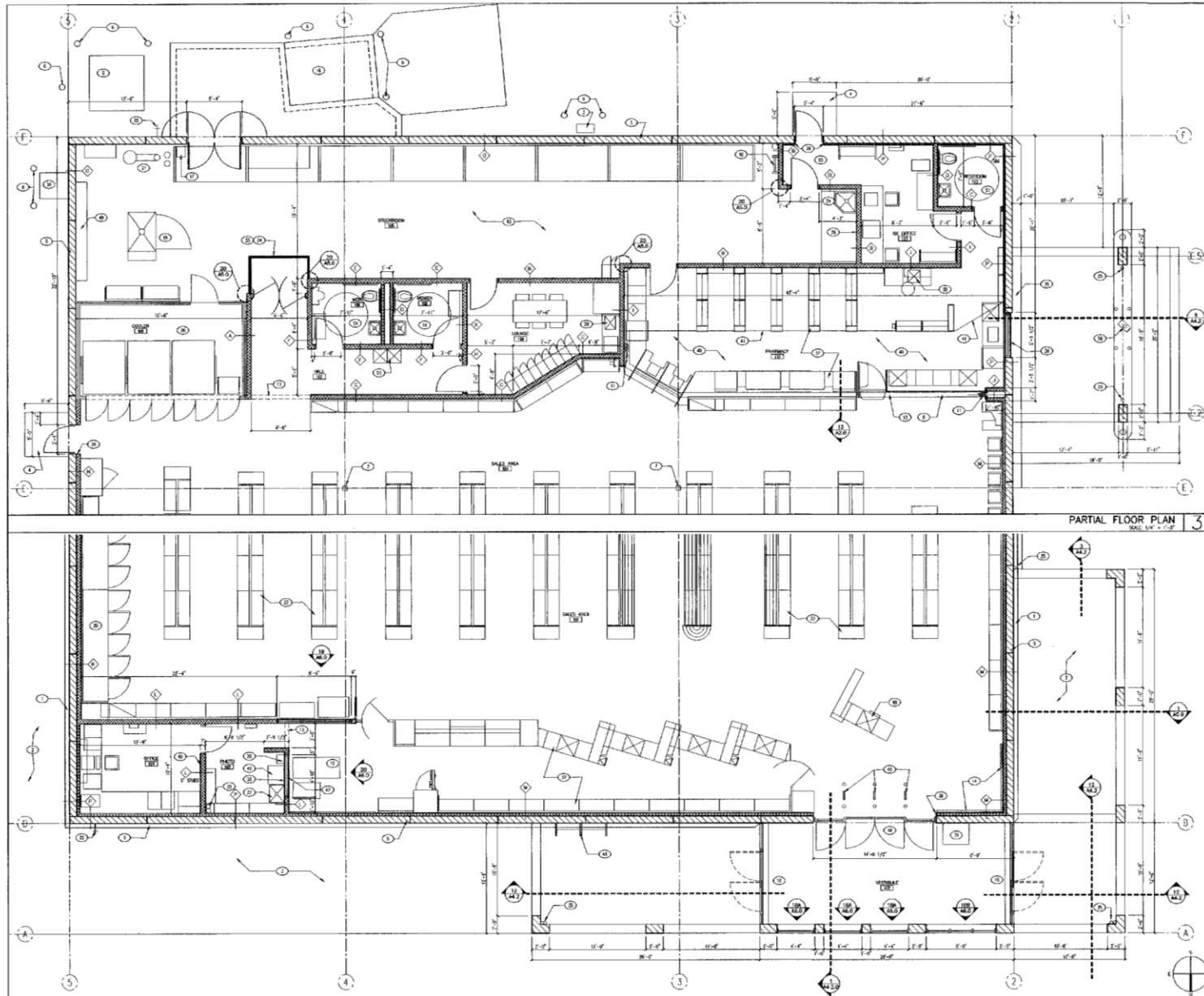
COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY



FLOOR PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



EXTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



INTERIOR PHOTOS



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



DEMOGRAPHICS



Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,752	61,421	106,793
2024 Population	10,401	60,429	104,941
2029 Population (Projected)	10,180	59,636	103,357

HOUSEHOLDS

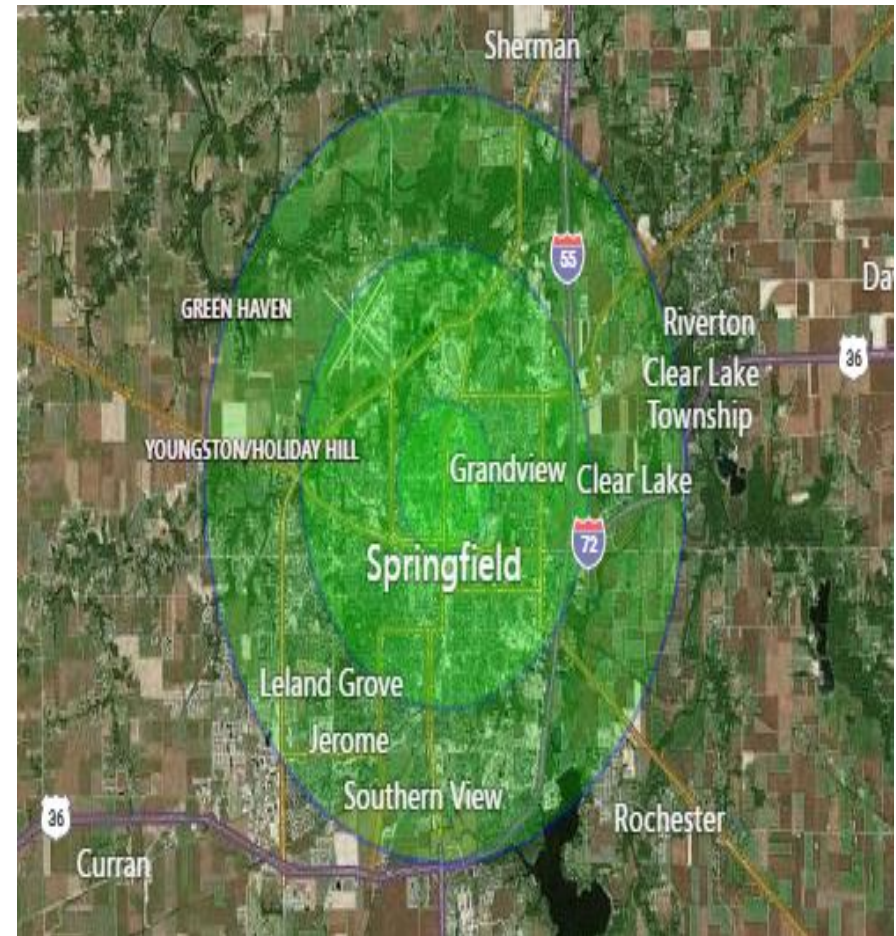
	1-MILES	3-MILES	5-MILES
2024 Households	4,666	27,746	48,547
2029 Households (Projected)	4,677	28,042	48,997

INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$24,635	\$32,031	\$38,521
2024 Median Household Income	\$42,739	\$51,018	\$59,249
2024 Average Household Income	\$55,358	\$69,365	\$83,023

BUSINESS

	1-MILES	3-MILES	5-MILES
2024 Total Businesses	570	3,511	5,782
2024 Employees	23,975	93,831	124,265



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



LARRY KUCHEFSKI, CCIM

Vice President

O: 217.352.7712

C: 217.918.0871

lk@cbcdr.com



PROPERTY HIGHLIGHTS

- High Visibility & Multiple Pylon Signs
- Ample Parking
- Hard Corner Lot
- Drive-Thru Capabilities
- Signalized Intersection
- Located in TIF District & Enterprise Zone

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor

Champaign, IL 61820

CBCDR.COM