

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

611 E. South Grand Ave
Springfield, IL 62702

Freestanding Retail
Opportunity with Drive-Thru
on a Signalized Hard Corner
For Sublease

BLAKE PRYOR, CCIM

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USE AGREEMENT



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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.

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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



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PROPERTY OVERVIEW

Positioned on a highly visible hard corner at the signalized intersection of South Grand Avenue and S. 6th St, this 13,225 SF freestanding retail property offers an exceptional opportunity for retailers, medical users, fitness operators, discount concepts, and specialty service providers. Formerly occupied by CVS Pharmacy and Springfield Clinic, the property benefits from strong brand recognition, excellent accessibility, and exposure to approximately 20,800 vehicles per day.

The building features an open-span sales floor with 12' ceilings, multiple rooms, customer service areas, a break room, stockroom, and a dedicated receiving/loading area. Additional amenities include a covered drive-thru lane with service window, ample on-site parking, prominent pylon signage, and multiple curb cuts for convenient ingress and egress.

Surrounded by a dense residential population and a strong mix of national and local businesses, the property is strategically located within one of Springfield's established commercial corridors. Nearby retailers and demand drivers include a high-performing McDonald's directly across the street, a busy Shell gas station, Springfield Clinic's Main Campus, multiple state government office buildings, and numerous professional service providers and neighborhood businesses that generate consistent daily traffic to the area.

With its flexible floor plan, outstanding visibility, signalized access, and established customer base, this property presents a rare opportunity for users seeking a prominent location in the heart of Springfield.

PROPERTY INFORMATION

ADDRESS	611 E. South Grand Ave, Springfield, IL 62703
BUILDING SIZE	13,225 SF
LEASE RATE	\$10.00 / SF / Modified Gross
LOT SIZE	1.80 AC
ZONING	B-1, Highway Business Service District & S-2, Community Shopping & Office District
YEAR BUILT	2008
PARKING	82 Spaces



AERIAL



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SITE



S. Veterans Pkwy. – AADT 27,500



Wabash Ave. – AADT 25,700



S. 6th St. – AADT 12,400

Stanford Ave. – AADT 20,800



EXTERIOR PHOTOS



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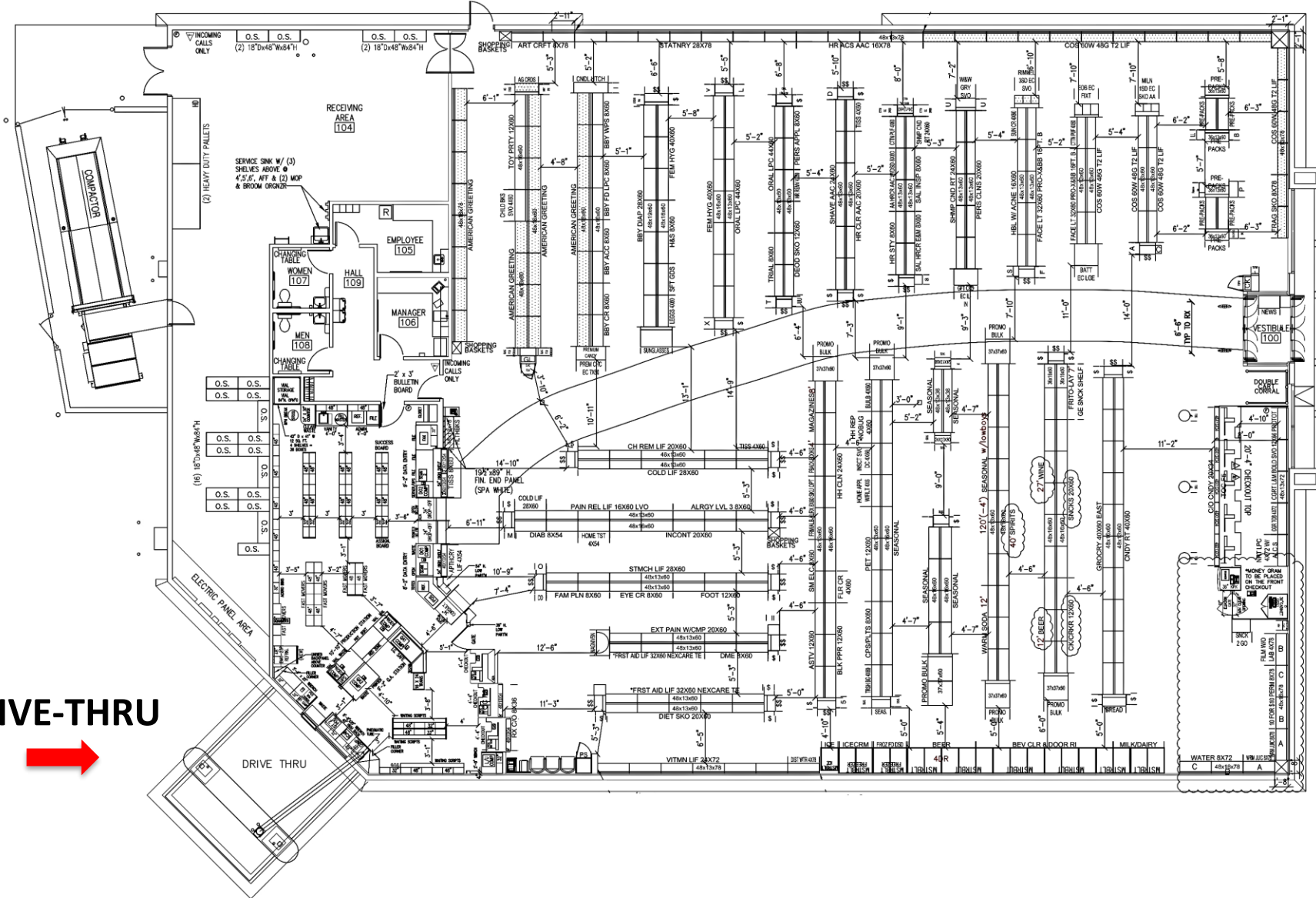
FLOOR PLAN



ENTRANCE



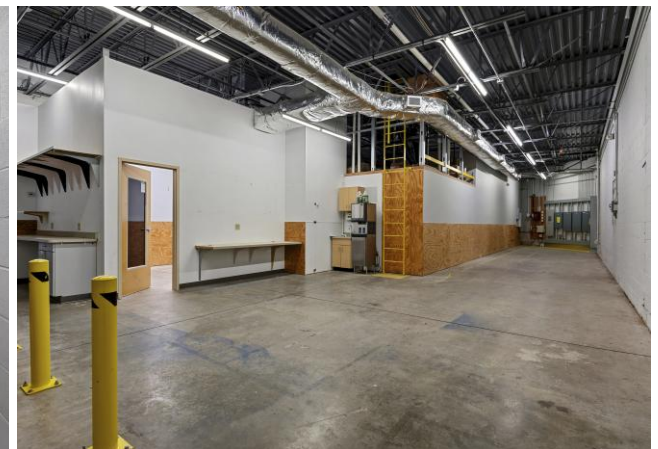
DRIVE-THRU



INTERIOR PHOTOS



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MARKET OVERVIEW



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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. **Amazon.com Services** has a recently completed 71,000-square-foot last-mile delivery station on North Dirksen Parkway, parallel to Interstate 55. They delivered the first package from the facility in October 2025. The project is will create 100 permanent jobs. 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.

DEMOGRAPHICS



Courtesy of **esri**

POPULATION **1-MILES** **3-MILES** **5-MILES**

2020 Population (Census)	12,308	78,485	120,251
2025 Population	11,793	76,970	118,202
2030 Population (Projected)	11,614	76,065	116,851

HOUSEHOLDS **1-MILES** **3-MILES** **5-MILES**

2025 Households	5,524	36,193	54,524
2030 Households (Projected)	5,493	36,203	54,622

INCOME **1-MILES** **3-MILES** **5-MILES**

2025 Per Capita Income	\$31,137	\$34,398	\$40,678
2025 Median Household Income	\$45,681	\$53,332	\$63,366
2025 Average Household Income	\$64,956	\$73,237	\$87,960

BUSINESS **1-MILES** **3-MILES** **5-MILES**

2025 Total Businesses	1,344	4,391	6,406
2025 Employees	26,320	92,809	120,961



CONTACT



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PROPERTY HIGHLIGHTS

- High Visibility & Pylon Signage
- Ample Parking
- Hard Corner Lot
- Existing Drive-Thru Infrastructure
- Signalized Intersection
- Flexible Floor Plan