

**CARPET WEAVERS**  
**FURNITURE GALLERY**

**CARPET WEAVERS** | **FURNITURE GALLERY**

# FREESTANDING RETAIL CENTER

3100 E ATLANTA, SPRINGFIELD, IL 62702

Marcus & Millichap



# OFFERING SUMMARY

10,600 SF | Springfield, IL

AVAILABLE FOR LEASE OR SALE

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# FREESTANDING RETAIL CENTER

3100 E ATLANTA, SPRINGFIELD, IL 62702

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Marcus & Millichap



## 3100 RETAIL CENTER

# THE OFFERING

Marcus & Millichap is pleased to present an exceptional vacant retail property in Springfield, Illinois. Constructed in 2015, this 10,600 square foot wood-framed building is offered below construction cost and has the potential to be divided into two separate retail units.

The property is strategically located on a two-acre lot in Springfield's prime retail corridor, at the intersection of N Dirksen Parkway and Atlanta Street. With immediate access to Route 55, a major highway that experiences over 20,000 vehicles per day, the property boasts a parking lot with 49 spaces. It is positioned near prominent retailers such as Lowe's, Menards, Chipotle, Culver's, and Aldi, and is in close proximity to the Northfield Inn Suites and Conference Center.

Currently occupied by Carpet Weavers, the property will be vacated upon sale or lease, making it available for immediate occupancy.

Springfield, the capital of Illinois, is home to over 115,000 residents with a Metropolitan Statistical Area (MSA) population of 208,000. The median income within a one-mile radius is \$67,873, approximately \$5,000 higher than the city average. The property is conveniently located 5.7 miles from the Abraham Lincoln Capital Airport and is approximately one mile from a Sangamon Mass Transit District bus stop, providing comprehensive connectivity across the city.



# OFFERING SUMMARY

## PROPERTY SUMMARY

ADDRESS	3100 E Atlanta, Springfield, IL 62702
PIN #	14-13.0-401-037
BUILDING SIZE	10,600 SF
YEAR BUILT	2015
LOT SIZE	2.00 AC
PARKING SPACES	49 Spaces
ZONING	B-1 (City of Springfield)

## FOR SALE SUMMARY

PRICE	\$1,035,000
PRICE / SF	\$97.64 / SF



# FREESTANDING RETAIL CENTER

3100 E ATLANTA, SPRINGFIELD, IL 62702

## AVAILABLE FOR LEASE

Tenant Will Vacate At Lease or Sale

### Offering Details

LEASE TYPE:	NNN
LEASE RATE:	\$11.00 / SF
TOTAL GLA:	10,600 SF
MINIMUM GLA:	5,300 SF
LOT SIZE:	2.00 AC
YEAR BUILT:	2015
PARKING:	49 Spaces

Nearby Tenants:



MENARDS

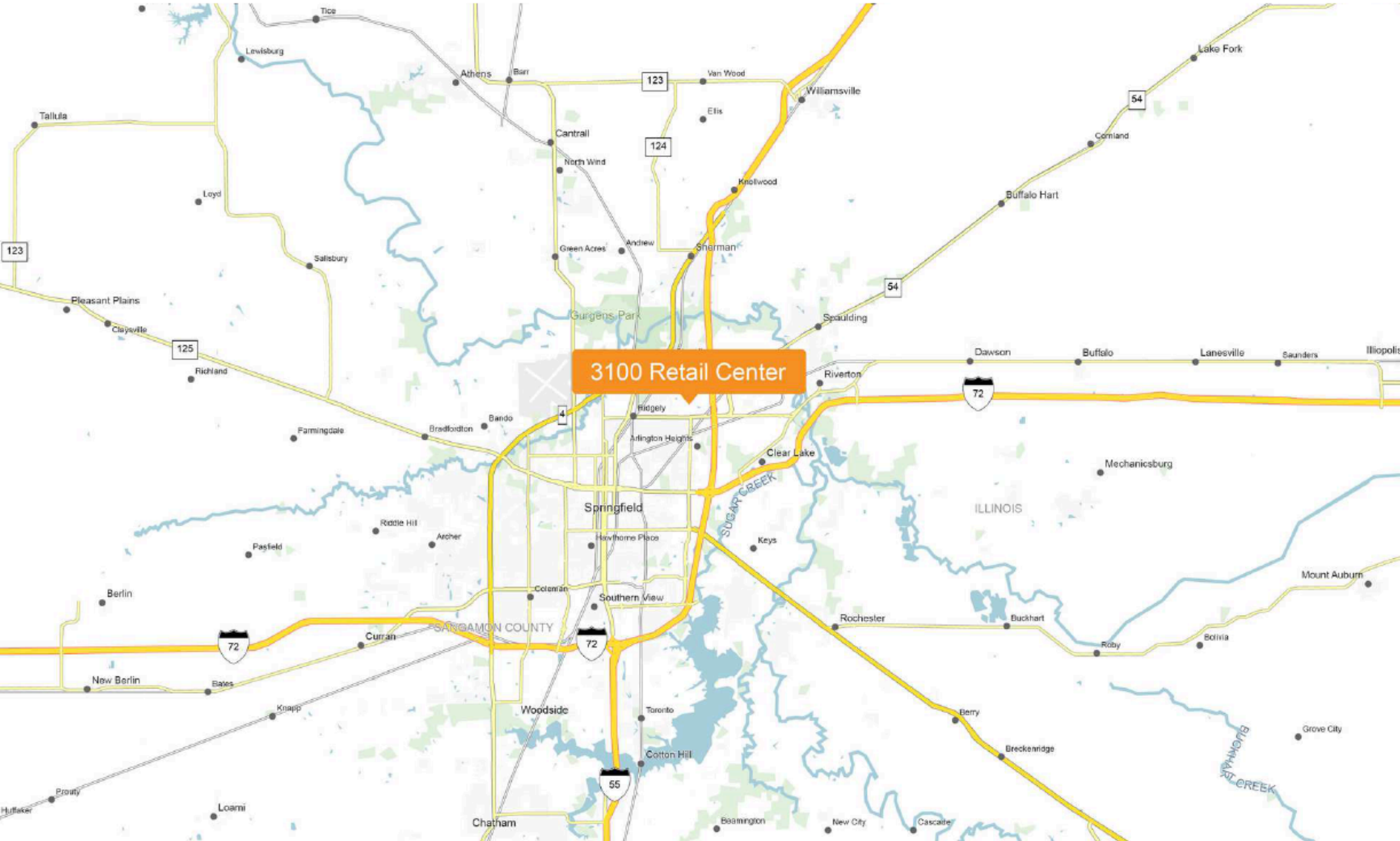


Culver's



# 3100 E. Atlanta

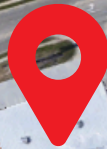
REGIONAL MAP





N. Dirksen Pkwy | 21,671 NPD

E. Atlanta



# 3100 E. Atlanta

RETAILER MAP

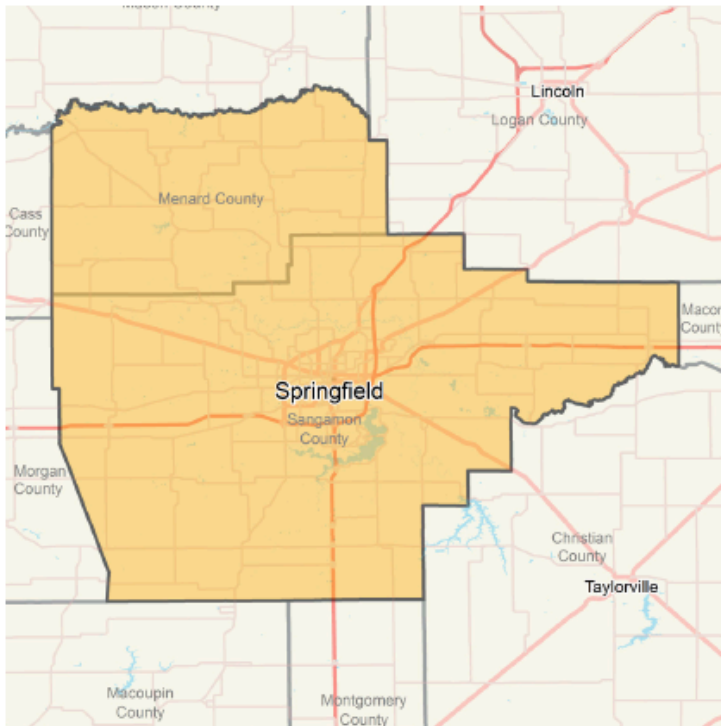


# 3100 E. Atlanta

## MARKET OVERVIEW

### SPRINGFIELD, IL

As the capital of Illinois and the well-known childhood home of Abraham Lincoln, the Springfield area is a hub of public sector activity and is also now a national historical site that draws many tourists to the region. The market is approximately 100 miles from St. Louis and 200 miles from both Chicago and Indianapolis. The metro is situated in central Illinois and consists of Sangamon and Menard counties. More than 90 percent of residents live in Sangamon County, with roughly 113,800 people in the city of Springfield.



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### METRO HIGHLIGHTS



#### GOVERNMENT JOBS

The State of Illinois is the primary driver of the metro's economy, employing nearly 18,000 people.



#### TOURISM

Frank Lloyd Wright's Dana-Thomas House and the Lincoln Home and Tomb are among the area's tourist attractions.



#### METRO OF HOMEOWNERS

Springfield's stock of relatively affordable residences allow 62 percent of households to own a home, on par with the national rate.

### ECONOMY

- The metro boasts a sizable health care sector, in addition to its base of government employees. Memorial Health System, St. John's Hospital, Hospital Sisters Health System and Springfield Clinic employ more than 10,000 people combined.
- Education is the metro's third-largest employment sector, led by Springfield Public Schools and the University of Illinois Springfield.
- The economy continues to diversify, assisted by nonprofit incubators like Innovate Springfield, which provides financial assistance to local startups and other community organizations.

### DEMOGRAPHICS



#### POPULATION

206K

Growth 2023-2028\*  
-0.1%



#### HOUSEHOLDS

90K

Growth 2023-2028\*  
0.2%



#### MEDIAN AGE

41.2

U.S. Median  
38.7



#### MEDIAN HOUSEHOLD INCOME

\$68,700

U.S. Median  
\$68,500

# 3100 E. Atlanta

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	3,378	27,079	73,131
<b>2023 Estimate</b>			
Total Population	3,386	27,265	73,059
<b>2020 Census</b>			
Total Population	3,298	27,316	73,317
<b>2010 Census</b>			
Total Population	3,567	29,928	78,605
<b>Daytime Population</b>			
2023 Estimate	5,160	30,446	109,646
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	1,454	11,987	32,272
<b>2023 Estimate</b>			
Total Households	1,455	12,056	32,167
Average (Mean) Household Size	2.3	2.3	2.2
<b>2010 Census</b>			
Total Households	1,454	12,068	32,012
<b>2010 Census</b>			
Total Households	1,454	12,722	33,232
<b>Occupied Units</b>			
2028 Projection	1,528	13,608	37,308
2023 Estimate	1,527	13,627	37,001
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$150,000 or More	4.4%	3.6%	6.2%
\$100,000-\$149,999	15.6%	11.0%	11.8%
\$75,000-\$99,999	20.3%	13.3%	12.8%
\$50,000-\$74,999	23.1%	19.4%	17.7%
\$35,000-\$49,999	13.4%	13.3%	12.5%
Under \$35,000	23.2%	39.3%	39.0%
Average Household Income	\$71,992	\$58,410	\$64,979
Median Household Income	\$64,845	\$46,821	\$48,057
Per Capita Income	\$30,951	\$25,994	\$28,896

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$67,746	\$54,974	\$56,545
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$24,481	\$19,798	\$20,373
Transportation	\$10,871	\$8,845	\$9,190
Food	\$8,038	\$6,726	\$6,893
Personal Insurance and Pensions	\$7,949	\$5,896	\$6,199
Healthcare	\$5,759	\$4,854	\$4,758
Entertainment	\$2,477	\$2,015	\$2,092
Cash Contributions	\$1,947	\$1,620	\$1,602
Apparel	\$1,657	\$1,520	\$1,571
Education	\$1,600	\$1,173	\$1,298
Personal Care Products and Services	\$876	\$704	\$730

## DEMOGRAPHICS HIGHLIGHTS

- \$67,746** Average Household Retail Expenditure (1 Mile)
- 62%** Households exceed \$50,000 Income (1 Mile)
- 73,059** Population within 5 Miles

# 3100 E. Atlanta

## DEMOGRAPHICS



### POPULATION

In 2023, the population in your selected geography is 73,059. The population has changed by -7.06 since 2010. It is estimated that the population in your area will be 73,131 five years from now, which represents a change of 0.1 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 38.7. The population density in your area is 929 people per square mile.



### HOUSEHOLDS

There are currently 32,167 households in your selected geography. The number of households has changed by -3.20 since 2010. It is estimated that the number of households in your area will be 32,272 five years from now, which represents a change of 0.3 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2023, the median household income for your selected geography is \$48,057, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 16.94 since 2010. It is estimated that the median household income in your area will be \$54,143 five years from now, which represents a change of 12.7 percent from the current year.

The current year per capita income in your area is \$28,896, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$64,979, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 36,042 people in your selected area were employed. The 2010 Census revealed that 60.4 percent of employees are in white-collar occupations in this geography, and 15.4 percent are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 18.00 minutes.



### HOUSING

The median housing value in your area was \$101,846 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 20,394.00 owner-occupied housing units and 12,838.00 renter-occupied housing units in your area.



### EDUCATION

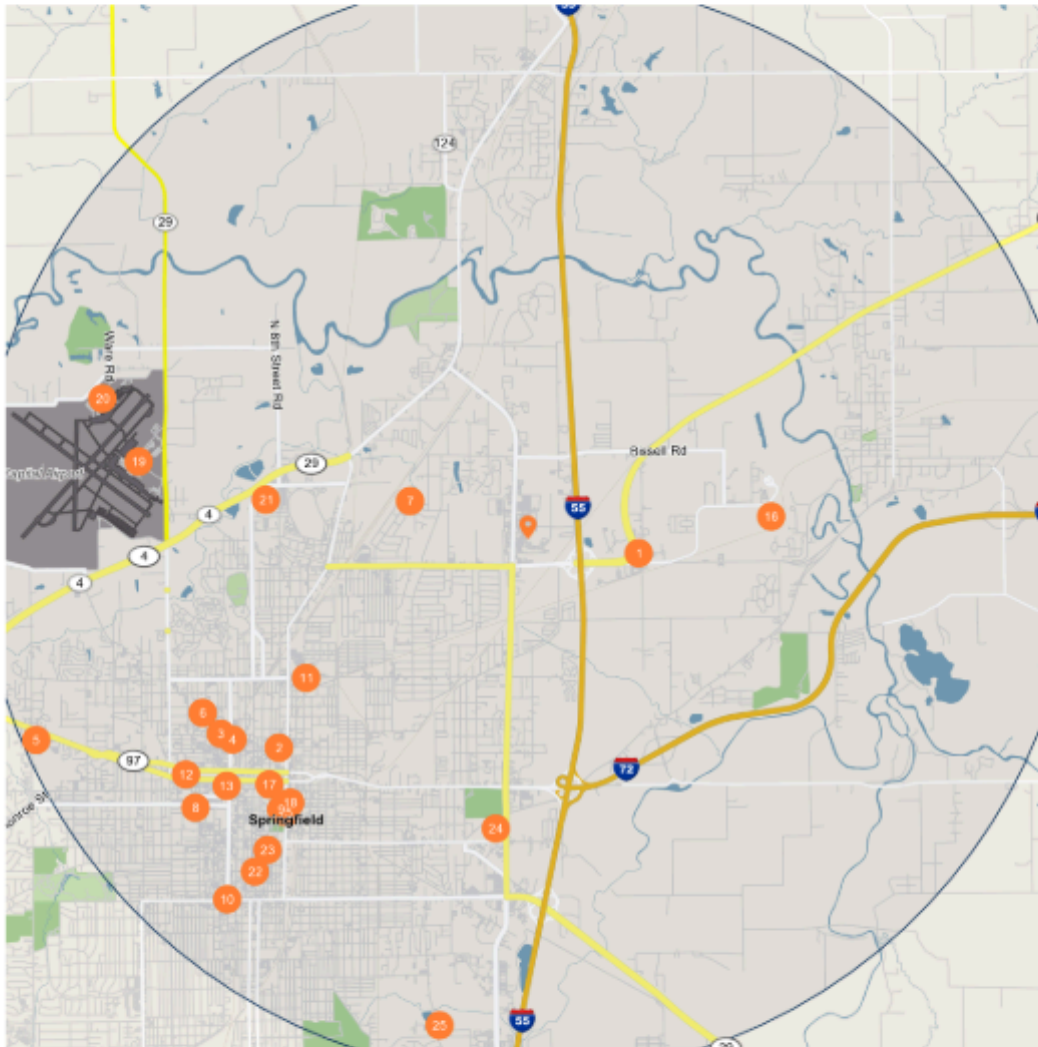
The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 7.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 14.3 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 8.3 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 33.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 24.2 percent in the selected area compared with the 20.1 percent in the U.S.

# 3100 E. Atlanta

## DEMOGRAPHICS



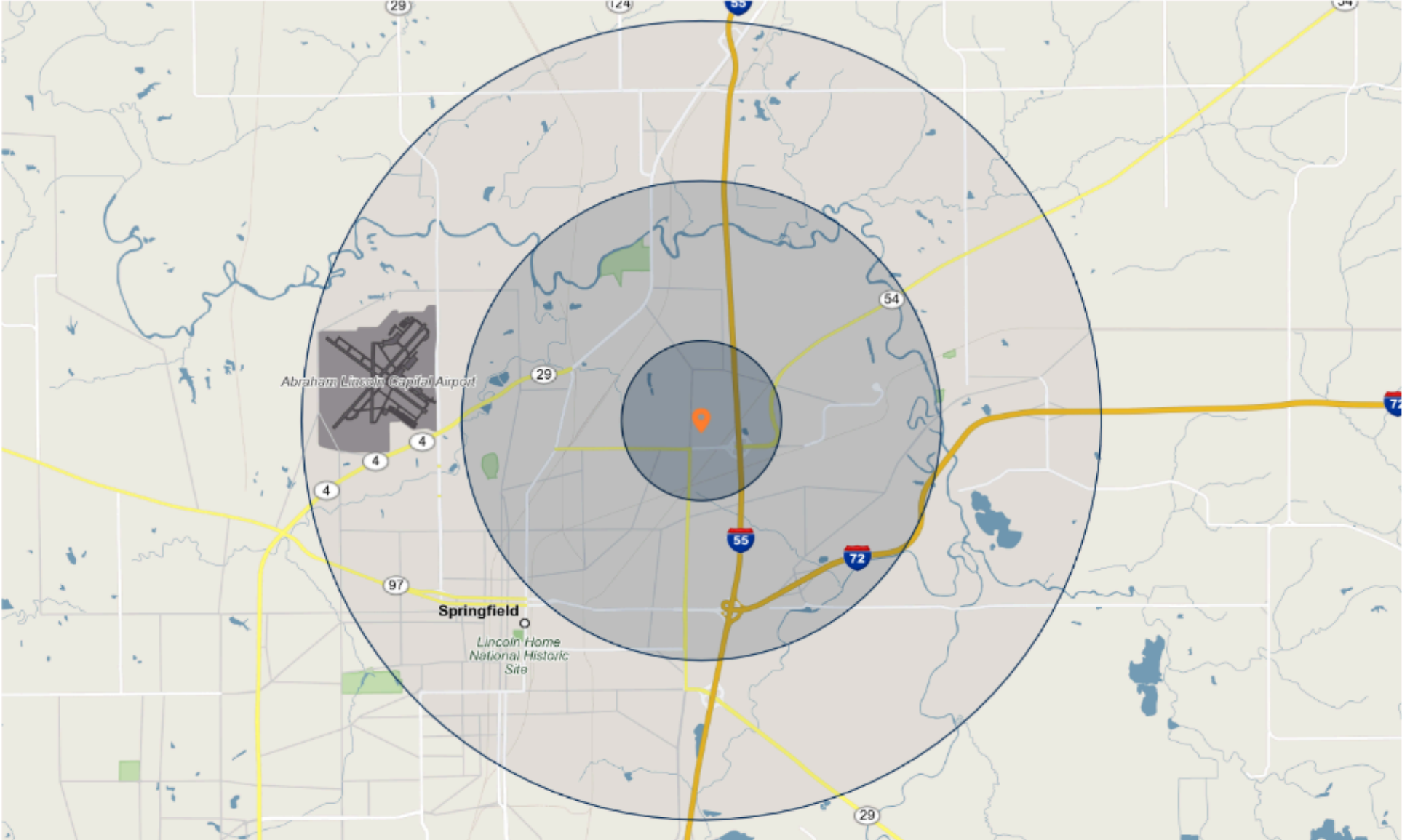
### Major Employers

### Employees

1	Heartland Coca-Cola Btlg LLC	2,910
2	St Jhns Hosp of The Hosp Sste	2,900
3	Memorial Medical Center	2,398
4	Memorial HM Svcs Centl Ill Inc-ASC Pharmacy Operations	1,491
5	Minnesota Life Insurance Co	1,436
6	Southern Illinois University-Slu School of Medicine	1,192
7	Pizza Ranch Inc-Pizza Ranch	984
8	United States Dept Treasury	762
9	City of Springfield-City Water Light and Power	700
10	Illinois Dept of Healthcare &	614
11	Illinois Envmtl Prcton Agcy-Iepa	500
12	Illinois Department Pub Hlth	500
13	Illinois State Board Education-Isbe	415
14	Environmental Protection Agcy	400
15	Gatehuse Mdia Ill Hldngs II In-State Journal Register The	375
16	Hospital Sisters Services Inc	364
17	Horace Mann Educators Corp-Horace Mann	348
18	County of Sangamon	344
19	Air Wisconsin Airlines Corp	338
20	Standardaero Bus AVI Svcs LLC-Standardaero	328
21	Illinois Dept Ntural Resources	300
22	Springfield Clinic LLP-Springfield Clinic	300
23	State Police Illinois	300
24	First Student Inc	295
25	Sangamon Area Spcial Edcatn Ds-Sased Central School	288

# 3100 E. Atlanta

DEMOGRAPHICS



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