

# PARK SOUTH IN-LINE STOREFRONTS



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3114-3128 S. 6<sup>th</sup> St**  
Springfield, IL 62703

**AVAILABLE**

3118: 845 SF  
3120: 1,747 SF  
TOTAL: 2,592 SF

**BLAKE PRYOR, CCIM**

Vice President

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**DEVONSHIRE REALTY**

Springfield, IL

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# OVERVIEW



**COLDWELL BANKER  
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Do not miss this exceptional leasing opportunity in the bustling and highly visible Park South Development! Three in-line storefronts, with the flexibility to assemble two of them for a larger footprint to suit your business needs, are now available in this vibrant center, home to popular co-tenants such as Jimmy John's, World Finance, Sun Room Tanning, and Jaalsa.

**3118 (845 SF)** was previously an Edward Jones office that features a welcoming reception area, a private office, a storage room, and a private bathroom – perfect for professional services.

**3120 (1,747 SF)** was previously used as a hair salon and the versatile space offers a mostly open floor plan, two restrooms, a private office, a storage area with washer/dryer hook-up, and endless potential for retail or service businesses.

Position your business for success in this dynamic multi-unit strip center, located on the bustling S. 6<sup>th</sup> St corridor with impressive traffic counts of 26,700 vehicles per day. This prime location offers unparalleled exposure and is minutes from key highways, including I-55 and I-72, ensuring seamless access for customers and consumers alike.

The property is surrounded by a diverse mix of national retailers, restaurants, and service providers, drawing significant foot and vehicle traffic to the area. Nearby attractions include a Walmart Supercenter, an Ollie's and O'Reilly Auto Parts-anchored shopping center (opened Summer 2026), Starbucks, Taco Bell, U-Haul, DaVita Kidney Care, Hertz, Dunkin' and Walgreens.

## PROPERTY INFORMATION

### ADDRESS

**3114-3128 S. 6<sup>th</sup> St, Springfield, IL 62703**

### AVAILABLE SPACE

Could be Assembled { 3118 – 845 SF  
3120 – 1,747 SF

### LEASE PRICE

3118 – \$18.00 / SF / NNN  
3120 – \$16.50 / SF / NNN

### NNN ESTIMATE

\$7.88 / SF

### ZONING

B-1, Highway Business Service District

### PARKING

65 Spaces



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# AERIAL



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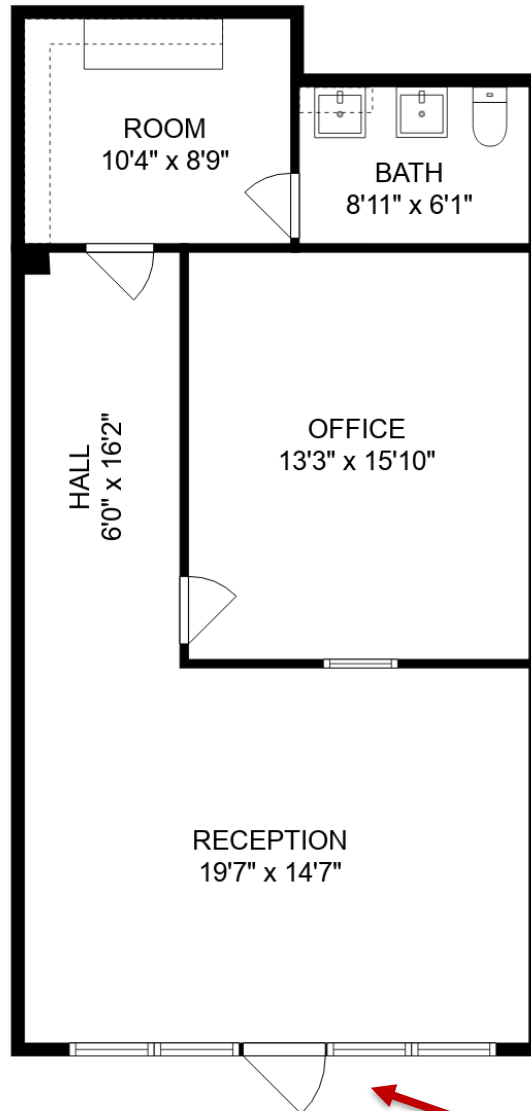


# FLOOR PLAN



**COLDWELL BANKER  
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DEVONSHIRE  
REALTY

3118 – 845 SF



3120 – 1,747 SF



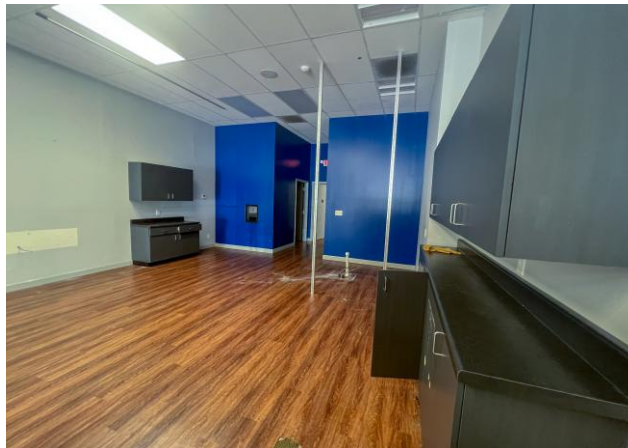
**ENTRANCE**

# INTERIOR PHOTOS



**COLDWELL BANKER  
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3118 S. 6<sup>th</sup> St → 845 SF → Former Edward Jones Office



3120 S. 6<sup>th</sup> St ← 1,747 SF ← Former Hair Salon

# DEMOGRAPHICS



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

Courtesy of  **esri**

## POPULATION

|                             | 1-MILE | 3-MILE | 5-MILE  |
|-----------------------------|--------|--------|---------|
| 2020 Population (Census)    | 4,955  | 54,503 | 117,484 |
| 2026 Population             | 4,863  | 53,130 | 115,943 |
| 2031 Population (Projected) | 4,829  | 52,574 | 115,032 |

## HOUSEHOLDS

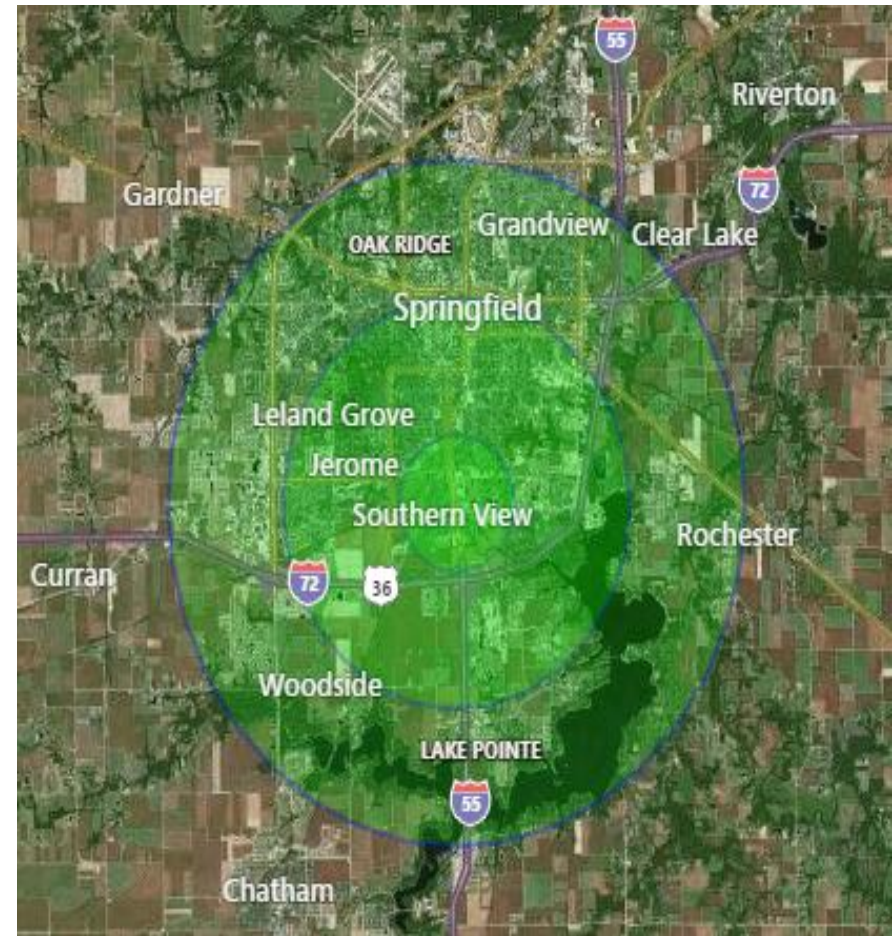
|                             | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|--------|--------|--------|
| 2026 Households             | 2,356  | 24,390 | 53,279 |
| 2031 Households (Projected) | 2,355  | 24,387 | 53,468 |

## INCOME

|                               | 1-MILE   | 3-MILE   | 5-MILE    |
|-------------------------------|----------|----------|-----------|
| 2026 Per Capita Income        | \$39,497 | \$40,911 | \$46,633  |
| 2026 Median Household Income  | \$65,344 | \$63,202 | \$70,068  |
| 2026 Average Household Income | \$81,663 | \$88,462 | \$101,428 |

## BUSINESS

|                       | 1-MILE | 3-MILE | 5-MILE  |
|-----------------------|--------|--------|---------|
| 2026 Total Businesses | 351    | 3,219  | 6,020   |
| 2026 Employees        | 4,259  | 55,289 | 116,139 |





# CONTACT



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## CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln  
Springfield, IL 62712

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- 26,700 AADT along S. 6<sup>th</sup> St
- Great Visibility
- Near Several Retailers/Destinations
- 3118: Perfect for Small User
- 3120: Perfect for a Salon
- 3118 & 3120 Could be Assembled