

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2345 S. MacArthur Blvd
Springfield, IL 62704

**Turnkey Healthcare/Medical
Clinic Space For Sublease**

BLAKE PRYOR, CCIM

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DEVONSHIRE REALTY**

Springfield, IL
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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer this turnkey healthcare and medical clinic space for sublease within Town & Country Shopping Center in Springfield, IL.

The space was previously built out for Oak Street Health, a CVS Health affiliate that operates a national network of primary care centers focused on Medicare patients through a value-based care model. The existing layout features a high-quality medical office buildout designed for primary care operations, including multiple exam rooms, consultation offices, clinical support areas, reception, and a patient waiting area. Additionally, approximately 660 square feet of adjacent shell space—originally planned for a pharmacy—offers flexibility for a variety of uses, allowing the next occupant to customize the space.

The property is located within Town & Country Shopping Center, a large community retail center with excellent visibility, ample parking, and access along a major arterial corridor. Positioned at a signalized intersection, the center serves an established commercial district and features a diverse tenant mix including Dollar Tree, Citi Trends, Chuck E. Cheese, and the Illinois State Board of Education. The property is under new ownership and management, with plans for a façade renovation scheduled for 2026. Also, the property is located within the MacArthur Boulevard Tax Increment Financing (TIF) District and the Springfield-Sangamon Enterprise Zone. These programs may provide financial incentives for businesses investing in the area.

PROPERTY INFORMATION

ADDRESS	2345 S. MacArthur Blvd, Springfield, IL 62704
AVAILABLE SPACE	8,000 SF
LEASE RATE	\$7.00 / SF / Modified Gross
ZONING	S-2, Community Shopping & Office District
YEAR BUILT REMODELED	1961 2024
PARKING	Ample



AERIAL



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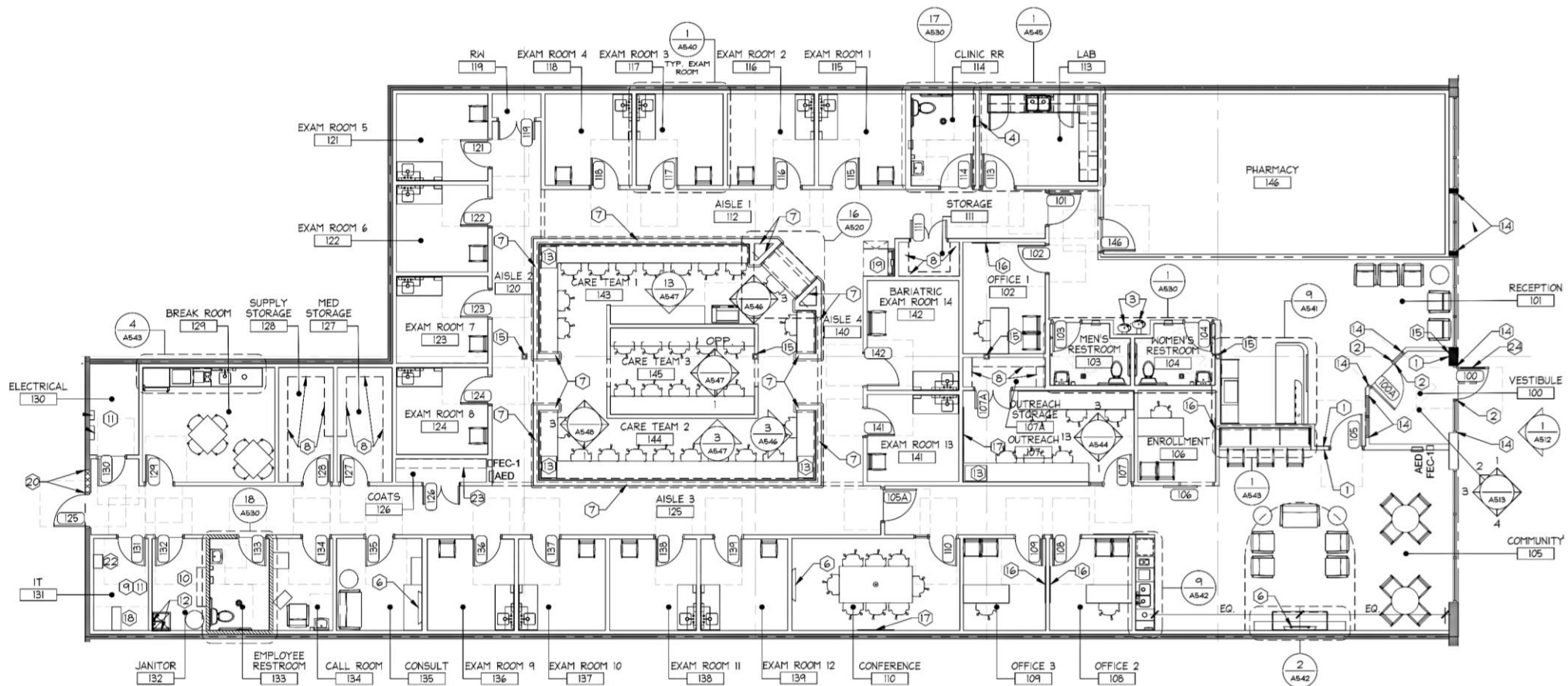
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



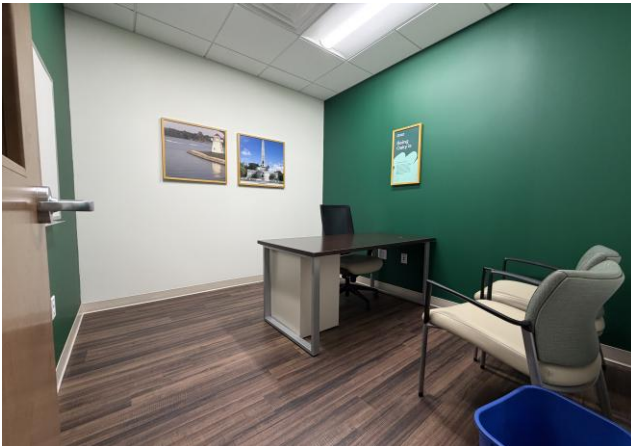
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INTERIOR PHOTOS



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DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	11,314	74,803	120,836
2026 Population	11,262	73,378	119,258
2031 Population (Projected)	11,190	72,662	118,338

HOUSEHOLDS

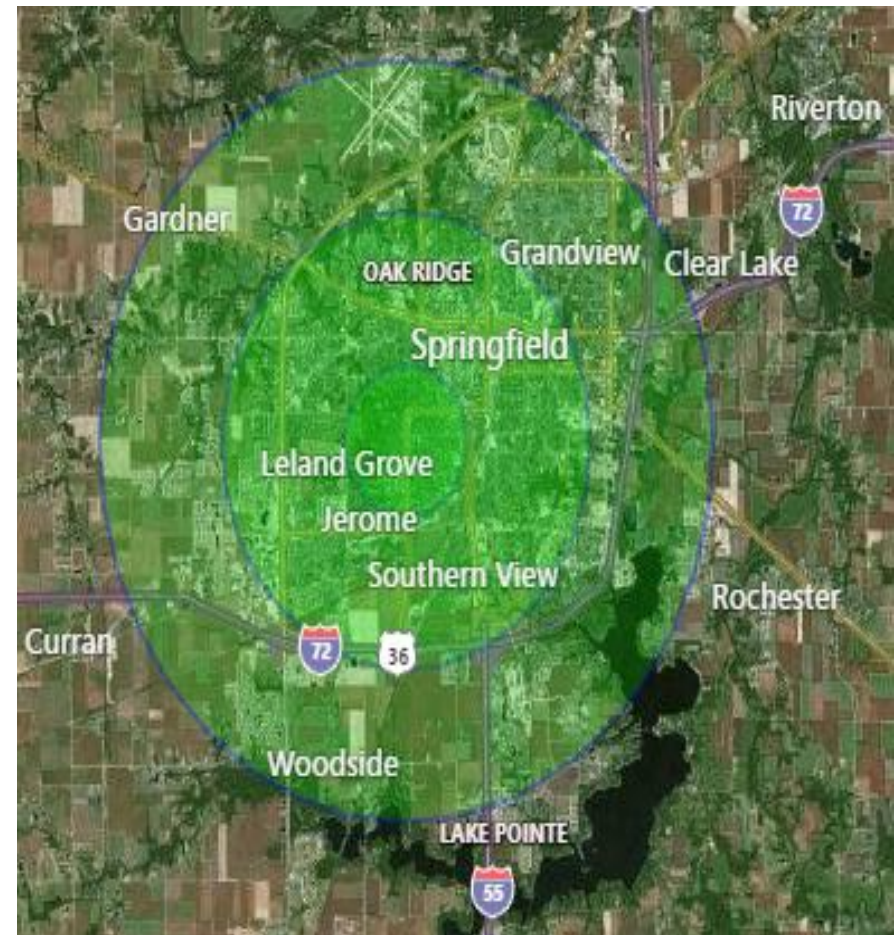
	1-MILES	3-MILES	5-MILES
2026 Households	5,393	34,953	54,992
2031 Households (Projected)	5,391	34,983	55,197

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$49,898	\$44,199	\$46,682
2026 Median Household Income	\$74,879	\$65,492	\$70,825
2026 Average Household Income	\$104,643	\$92,934	\$101,198

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	447	4,658	6,162
2026 Employees	3,874	87,673	120,114



CONTACT



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CBCDR SPRINGFIELD OFFICE

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PROPERTY HIGHLIGHTS

- Turnkey Healthcare/Medical Space
- 660 SF of Additional Shell Space
- Façade Renovations Planned for 2026
- Signalized Intersection & Ample Parking
- Established Tenant Mix
- Located in TIF District & Enterprise Zone