



Midtowne Plaza

1510 W Springfield Rd, Taylorville, IL 62568

\$1,700,000

PRICE



100% OCCUPIED
THREE-TENANT

7.71%

CAP RATE

TABLE OF CONTENTS

FINANCIAL OVERVIEW

04

FINANCIAL DATA

05

RENT ROLL

06-07

TENANT PROFILES

PROPERTY OVERVIEW

09

INVESTMENT HIGHLIGHTS

10-11

DRONE AERIALS

12

MARKET AERIAL

MARKET OVERVIEW

14

LOCAL MAP

15

REGIONAL MAP



FINANCIAL OVERVIEW

1510 W SPRINGFIELD RD, TAYLORVILLE, IL 62568



\$131,138
NOI



7.71%
CAP RATE



100%
OCCUPANCY



\$17.76
RENT/PSF



3
OF SUITES



2016
YEAR BUILT

PRICING

Price	\$1,700,000
Cap Rate	7.71%
Building Square Footage	7,500
Price Per Square Foot	\$226.67
Year Built	2016
Lot Size	1.96AC

EXPENSES

Taxes (2025)	<i>\$3.96psf</i>	\$29,718
Insurance (2025)	<i>\$0.29psf</i>	\$2,209
CAM (2025)	<i>\$1.73psf</i>	\$12,949
Management Fee	<i>4.00%</i>	\$7,334
TOTAL EXPENSES	<i>\$6.96psf</i>	\$52,210

CAM BREAKDOWN (2025)

Electrical	\$1,250
Garbage	\$1,200
Mowing and Landscaping	\$3,660
Building and Grounds Maintenance	\$2,124
Snow Removal	\$4,715
TOTAL CAM	\$12,949

ANNUALIZED OPERATING DATA

Scheduled Gross Income	\$133,205
Tax Reimbursement	\$29,718
Insurance Reimbursement	\$2,209
CAM Reimbursement	\$12,949
Admin/Mgmt Fee Reimbursement	\$5,267
Total Reimbursements	\$50,143
Total Income	\$183,348
Less: Expenses	(\$52,210)
NET OPERATING INCOME	\$131,138



5,830
LOCATIONS



\$124B
ANNUAL REVENUE



"T"
TRADED AS (NYSE)



1983
YEAR FOUNDED

COMPANY OVERVIEW

[www](#) Website

AT&T is an American multinational telecom conglomerate headquartered in Dallas, Texas and is the world's 3rd largest telecom company by revenue, the third largest wireless carrier in the United States, and the nation's biggest fiber internet provider. On the New York Stock Exchange, AT&T trades under the ticker symbol "T" and has a market cap of \$186 billion. On the Fortune 500, AT&T ranked 37th among the largest American businesses and reported revenues of \$125.6 billion last year. AT&T has over 240 million subscribers worldwide. Originally founded in 1983, as Southwestern Bell, AT&T has now developed a natural monopoly in telephony, dominating telecommunications. The company has more than 133,000 employees and has total assets surpassing \$420 billion.

**6**

LOCATIONS

**EFFINGHAM, IL**

HEADQUARTERS

**2014**

YEAR FOUNDED

COMPANY OVERVIEW



Central Illinois Urgent Care is an urgent care started in order to provide Central Illinois and its surrounding communities with high-quality health care in a caring, timely and cost-effective manner. Central Illinois Urgent Care is the answer when you need immediate attention. Visit us and you will avoid the long wait to see your primary care physician and the high cost and hassle of a trip to the emergency department. We value your time and understand illnesses and injuries are never planned. Central Illinois Urgent Care is here for you with extended hours and you never need an appointment to be seen! As part of our comprehensive care for you, we offer an on-site laboratory, digital X-ray, and common prescription medications. That will save you trips to the pharmacy and other medical providers saving you time and money.



PROPERTY OVERVIEW

1510 W SPRINGFIELD RD, TAYLORVILLE, IL 62568



100% OCCUPIED THREE-TENANT RETAIL STRIP

- 7,500 square foot retail strip center
- Anchored by Central Illinois Urgent Care and AT&T



NEW 10-YEAR LEASE

- Central Illinois Urgent Care signed new 10-Year lease in March 2026
- 10-Year extension is a clear indicator of the tenant's success and commitment to this location
- Lease includes annual rent bumps



ANNUAL RENT BUMPS PROVIDE MASSIVE RENT GROWTH

- AT&T and Central Illinois Urgent Care both have annual rent bumps
- 74% of the GLA has annual rent growth



ALL TRIPLE NET LEASES

- Triple net lease structure minimizes landlord responsibilities
- Presents a more predictable income stream



ZERO LEASE ROLLOVER UNTIL 2029

- 46% of the GLA is leased until at least 2036



2016 HIGH-QUALITY CONSTRUCTION

- Newer construction helps minimize future capex exposure
- Attractive facade should be present a highly sought after space for new tenants



WALMART SUPERCENTER SHADOW

- Walmart shadows the building
- Adjacent to Starbucks



90 MILES OUTSIDE ST. LOUIS

- Close proximity to Springfield and Decatur





Rolling Meadows
SENIOR LIVING

Driveline



Walmart

PAPA JOHN'S
PIZZA

DOLLAR TREE

Great Clips

cricket
wireless

MIDTOWNE PLAZA

EST. 1992
SCOOTER'S
COFFEE



E 1500 NORTH RD
4,800 VPD

W SPRINGFIELD RD
12,200 VPD



Taylorville High School



MIDTOWNE PLAZA



Farm & Home SUPPLY



E 1500 NORTH RD 4,800VPD

Walmart 



W SPRINGFIELD RD 12,200VPD

Walmart



DOLLAR TREE

PAPA JOHN'S

MIDTOWNE PLAZA



R.P. LUMBER

Farm & Home SUPPLY

Sparklight



Taylorville High School

W SPRINGFIELD RD 14,500 VPD



Aaron's



Kroger



AutoZone



Taylorville Middle School

maunices



Taylorville Memorial Hospital



CHARRO

ACE Hardware

W SPRESSER ST 9,900 VPD



CVS



Walgreens

SUBWAY

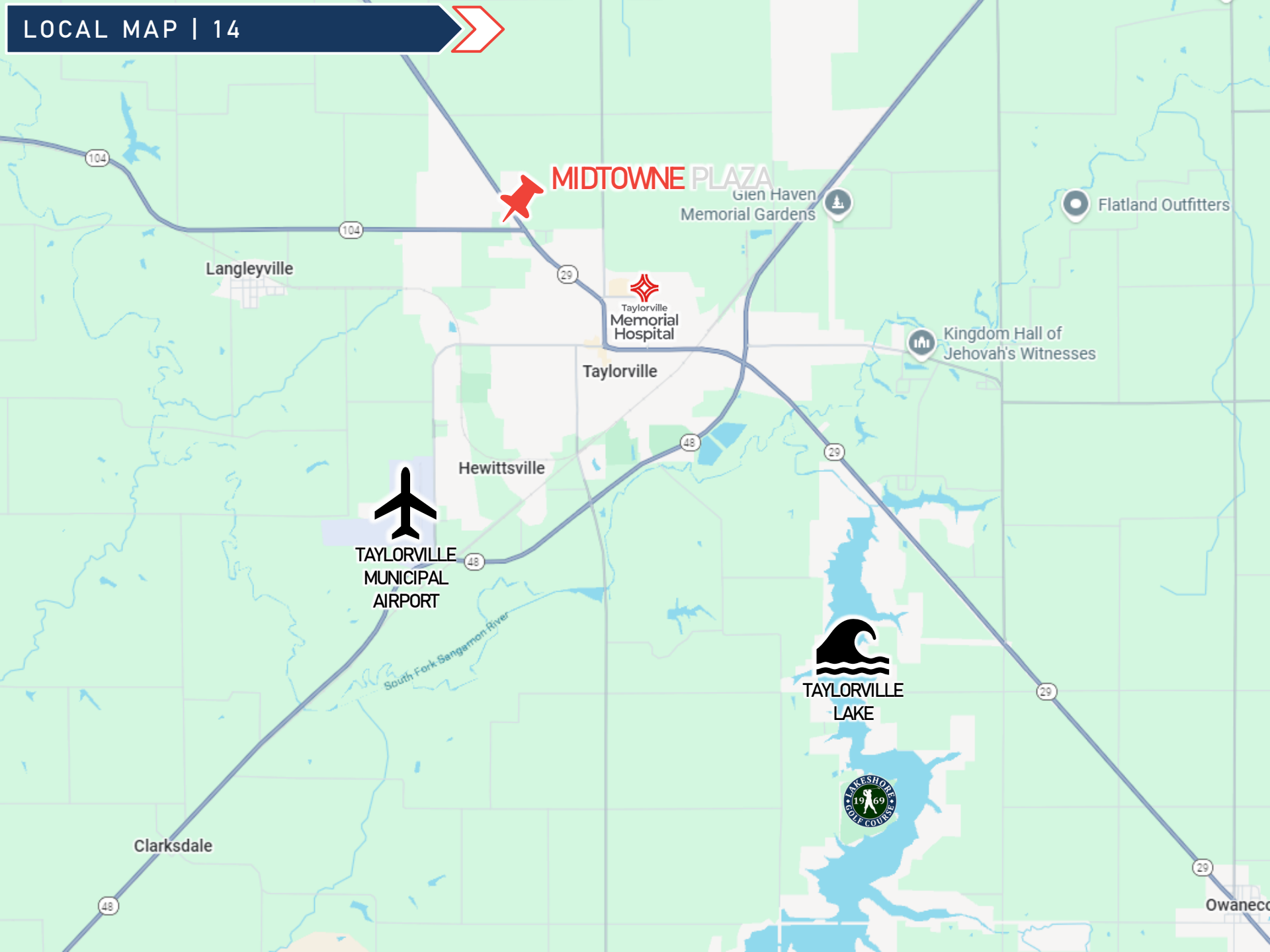


CHRISTIAN COUNTY AgriCulture FAIR



MARKET OVERVIEW

1510 W SPRINGFIELD RD, TAYLORVILLE, IL 62568



MIDTOWNE PLAZA



Glen Haven
Memorial Gardens

Flatland Outfitters

Langleyville

Taylorville
Memorial
Hospital

Kingdom Hall of
Jehovah's Witnesses

Taylorville

Hewittsville

TAYLORVILLE
MUNICIPAL
AIRPORT

South Fork Sangamon River

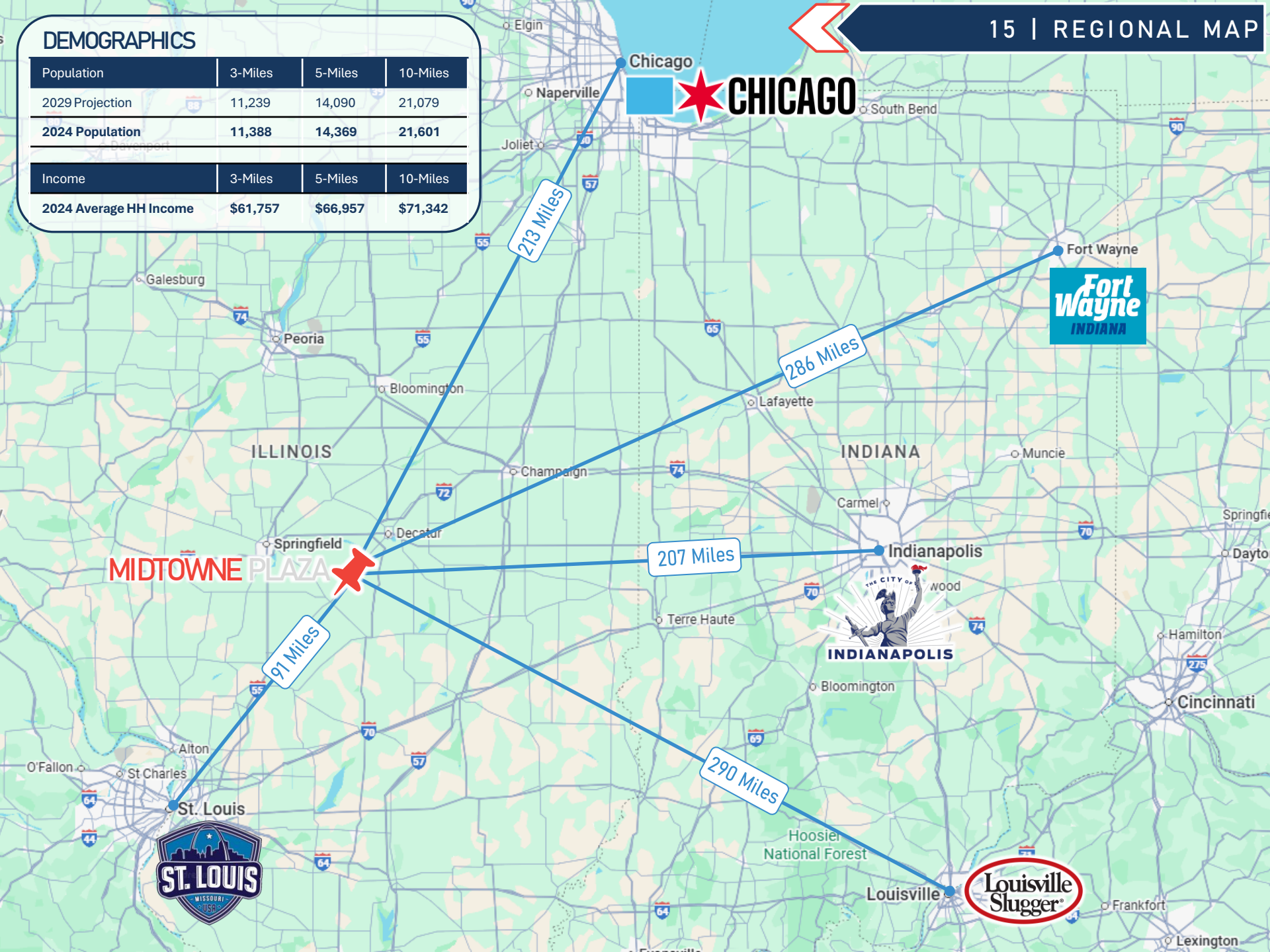
TAYLORVILLE
LAKE

Clarksdale

Owanesco

DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2029 Projection	11,239	14,090	21,079
2024 Population	11,388	14,369	21,601
Income	3-Miles	5-Miles	10-Miles
2024 Average HH Income	\$61,757	\$66,957	\$71,342



MIDTOWNE PLAZA

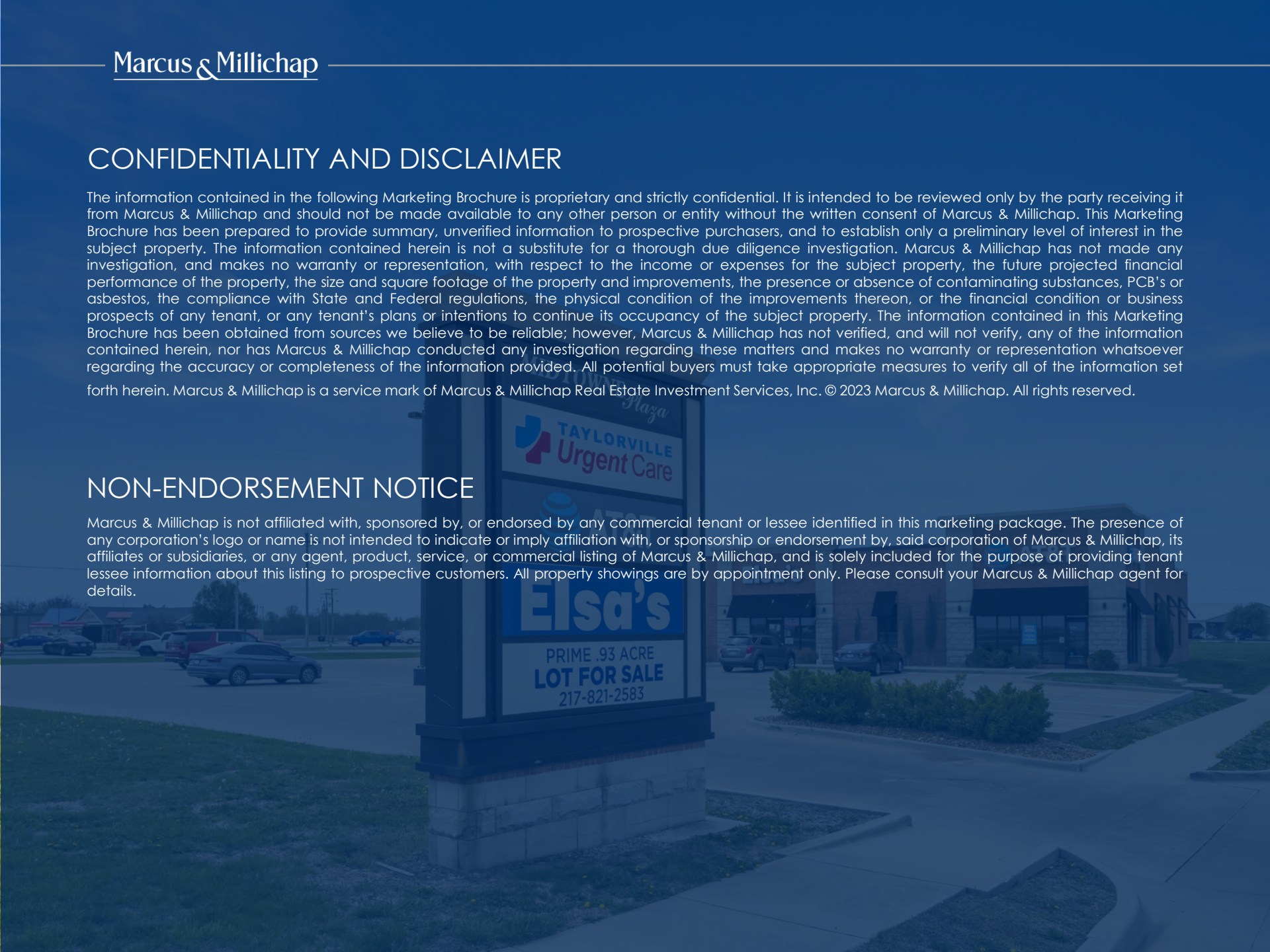


CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. All property showings are by appointment only. Please consult your Marcus & Millichap agent for details.



MIDTOWNE Plaza

TAYLORVILLE
Urgent Care

AT&T

Elsa's

PRIME .93 ACRE
LOT FOR SALE
217-821-2583

