

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3120 Montvale Dr
Springfield, IL 62704

Prime Showroom & Retail
Opportunity on Springfield's
West Side For Lease

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USE AGREEMENT



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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer this exceptional retail leasing opportunity in Montvale Plaza, one of Springfield's premier west-side retail destinations.

The available space features an open and flexible floor plan designed to accommodate a variety of retail, showroom, and service-oriented uses. The layout includes a large showroom area, private offices, a break room, two restrooms, and ample storage. Two double-door entrances provide convenient access for receiving inventory, equipment, or large displays. The space is well suited for showroom-oriented users such as kitchen and bath design, flooring, cabinetry and countertops, home furnishings, or interior design. It also offers an excellent opportunity for medical and wellness-related tenants, including physical therapy and rehabilitation practices, medical spas, and specialty healthcare providers if you do not mind a buildout.

Montvale Plaza enjoys outstanding visibility and accessibility near the signalized intersection of Wabash Avenue, one of Springfield's most heavily traveled commercial corridors, with traffic counts exceeding 21,300 vehicles per day. Customers and employees benefit from abundant on-site parking located directly in front of the space and throughout the shopping center. Established co-tenants include Just Beds, Jones Jewelers, Monty's Submarine Sandwiches, Flavor of India, and Kumon Math & Reading Center. The property is also just minutes from White Oaks Mall, White Oaks Plaza, Southwest Plaza, and Parkway Pointe—Springfield's dominant retail trade area featuring numerous national retailers, restaurants, and destination shopping. Join a proven retail environment in one of Springfield's strongest commercial corridors – opportunities at this rate and in this location are rare!

PROPERTY INFORMATION

ADDRESS	3120 Montvale Dr, Suite B, Springfield, IL 62704
AVAILABLE SPACE	3,250 SF
LEASE RATE	\$14.00 / SF/ Modified Gross
ZONING	S-2, Community Shopping & Office District
YEAR BUILT	1989
PARKING	89 Spaces



AERIAL



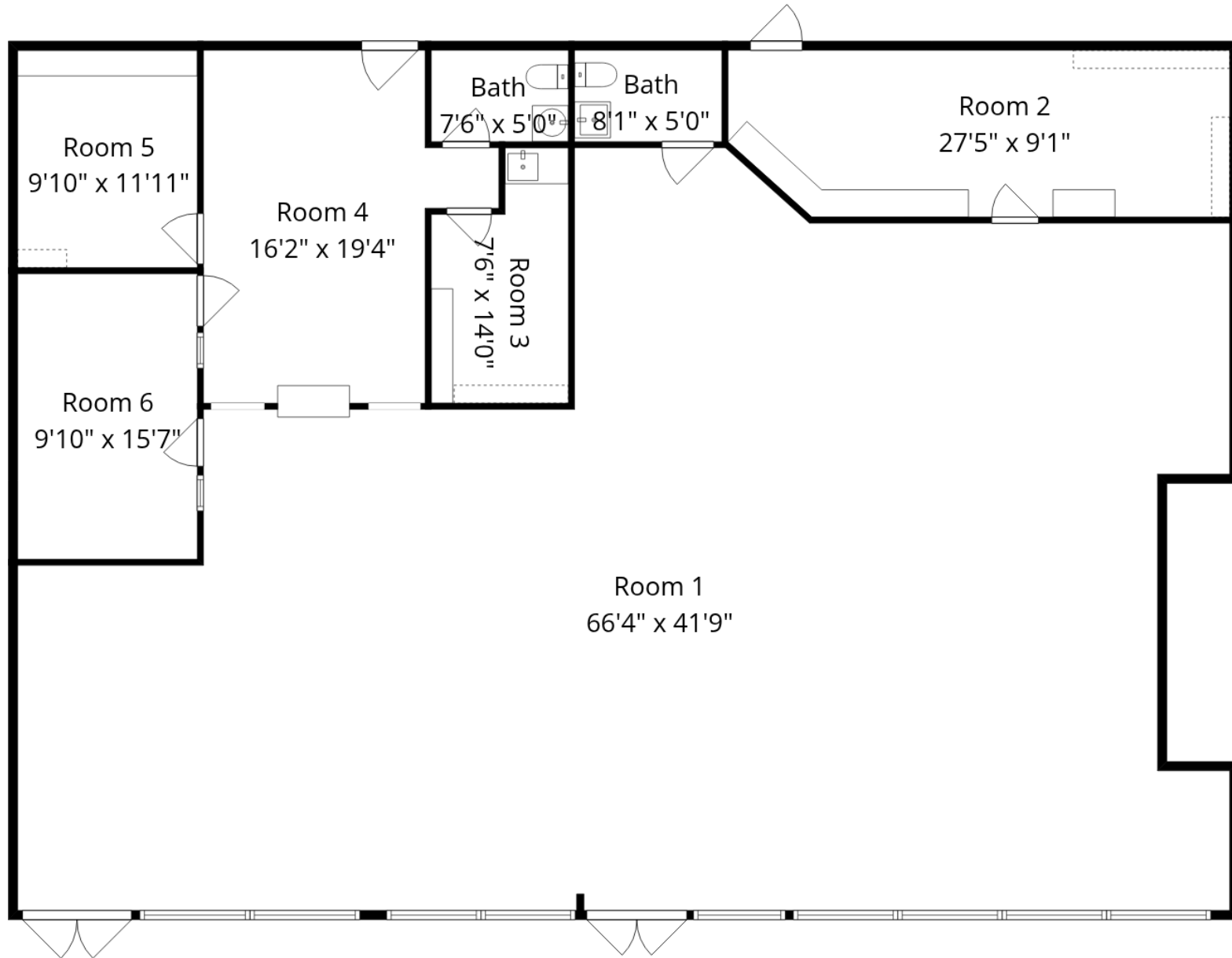
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL



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DEMOGRAPHICS



Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	10,858	61,112	108,199
2025 Population	10,613	60,651	106,586
2030 Population (Projected)	10,455	59,973	105,425

HOUSEHOLDS

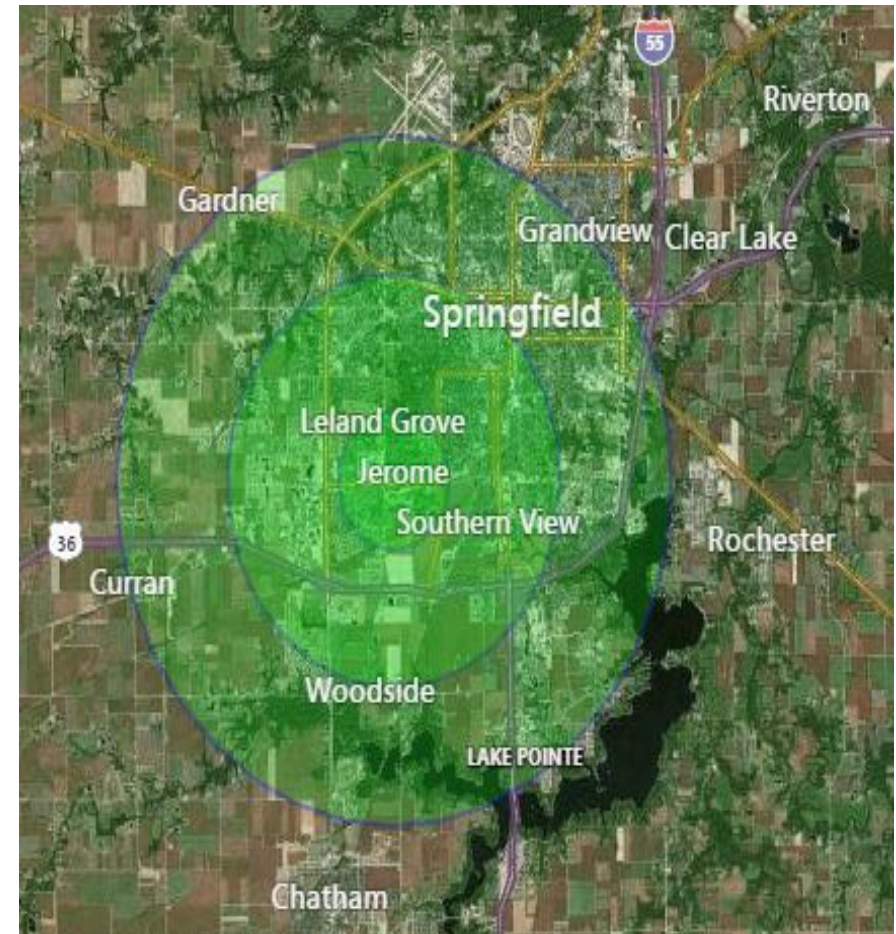
	1-MILES	3-MILES	5-MILES
2025 Households	5,094	29,193	49,161
2030 Households (Projected)	5,095	29,237	49,263

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$49,507	\$49,605	\$43,586
2025 Median Household Income	\$74,105	\$72,059	\$65,119
2025 Average Household Income	\$103,132	\$103,319	\$94,349

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	681	33,63	5,905
2025 Employees	6,860	40,942	114,253



CONTACT



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PROPERTY HIGHLIGHTS

- Premier West Side Retail Location
- Excellent Visibility on Wabash Ave
- Flexible Open Floor Plan
- Ideal for Showroom, Retail, Medical
- Abundant Parking
- Strong Co-Tenancy & Retail Synergy