

SPRINGFIELD COMMONS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2711 N. Dirksen Pkwy
Springfield, IL 62702

Springfield Commons
Walmart, Menards, & Lowe's
Shadow Anchor Center For
Lease

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty is pleased to present an in-line retail space for lease at Springfield Commons, a **highly visible Walmart, Lowe's, and Menards shadow-anchored retail center located along one of Springfield's primary retail corridors.**

The available space is currently occupied by a vitamin and supplement store and features an open 940 SF sales floor, two ADA-compliant restrooms, and ample storage. The layout is well suited for a variety of daily-needs and service-oriented users, including health and wellness, beauty and personal care, smoothie or juice concepts, med spa, hair salon, coffee, pack-and-ship, or other neighborhood service tenants.

Springfield Commons benefits from a strong regional retail draw and an established tenant mix. The center is positioned directly across from a Walmart Supercenter that ranks in the top 30% statewide (top 1/3 nationwide) and attracts more than 2.5 million annual visitors, according to Placer.ai. The property features a predominantly national and franchise tenant lineup, including Aspen Dental, Anytime Fitness, and Verizon, along with strong long-term local operators such as Thai Basil Restaurant and B-Won Nail Spa.

Located along North Dirksen Parkway, one of Springfield's main retail thoroughfares, the property benefits from traffic counts of approximately 24,300 AADT. Most notably, **Amazon.com Services opened a 71,000 SF last-mile delivery station on North Dirksen Pkwy in October 2025, representing a \$20M investment that created 100 direct jobs.** The remaining trade area includes several high-performing retailers and traffic drivers, including Lowe's, Menards, ALDI, Club Car Wash, Starbucks, Farm & Home, and others. Interstate 55 is located immediately east of the center and carries more than 33,000 AADT. **Availability within the center is rare,** making this a compelling opportunity for a tenant seeking a well-maintained, professionally managed retail location in one of Springfield's most active retail nodes.

PROPERTY INFORMATION

ADDRESS	2711 N. Dirksen Pkwy, Springfield, IL 62702
AVAILABLE SPACE	1,368 SF
LEASE RATE	\$20.00 / SF / NNN
NNN ESTIMATE	\$7.31 / SF
ZONING	B-1, Highway Business Service District
YEAR BUILT	2009
PARKING	85 Spaces



LEASING DETAILS



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Available	Within 30 days of an executed lease
Delivery Condition	As-is, where-is
Signage	Façade and Pylon Signage Available
Utilities	Separately Metered
HVAC	Tenant Maintains
Permitted Uses	Subject to Zoning and Landlord Approval B-1 Zoning Code
Parking Ratio	5.42 Spaces per 1,000 SF
Frontage	17' Storefront Width
Ceiling Height	10' (bottom of drop ceiling)
Rear Delivery/Service Access	Yes

AERIAL



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FLOOR PLAN



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EXTERIOR PHOTOS



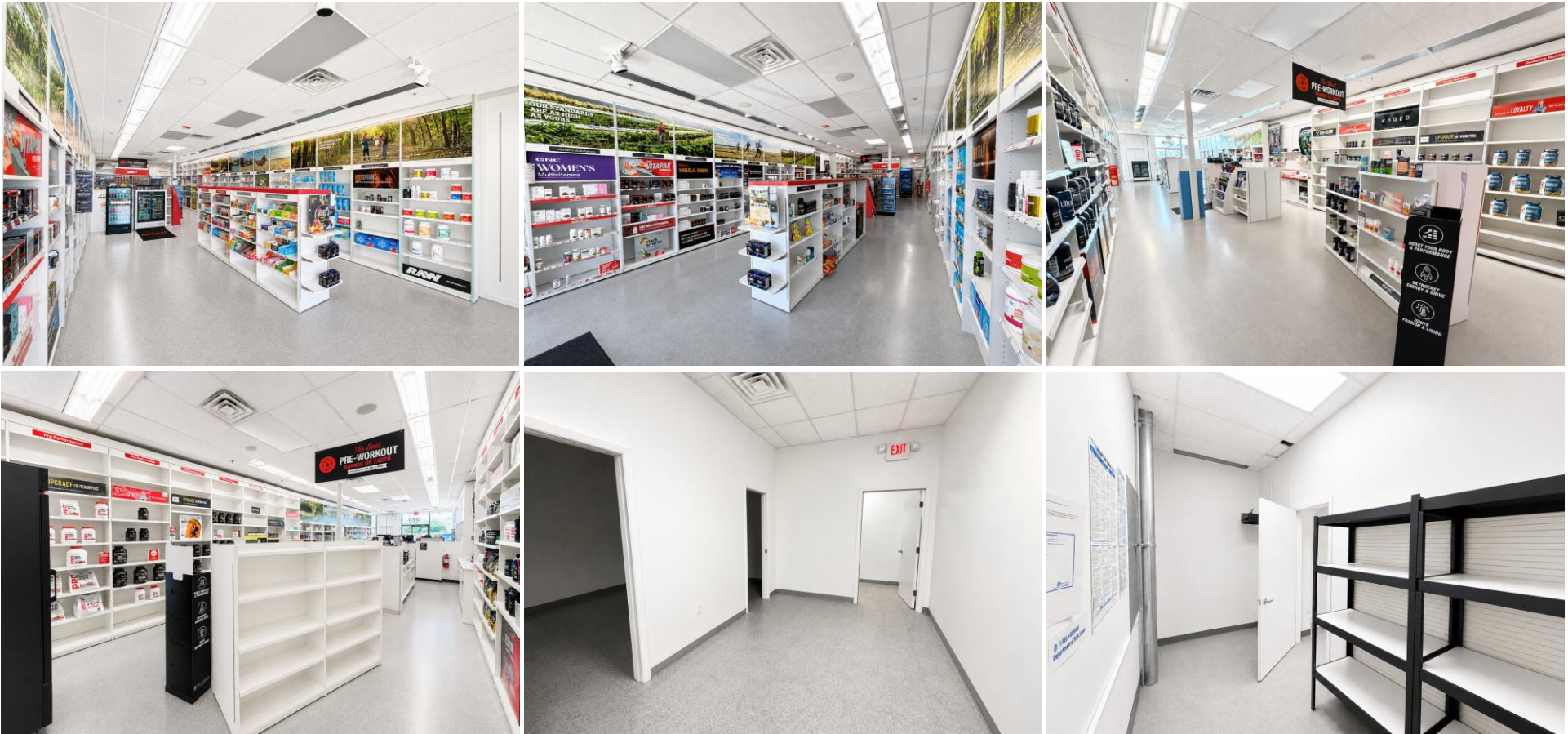
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INTERIOR PHOTOS



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DEMOGRAPHICS



Courtesy of  **esri**

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population (Census)	3,805	27,860	72,775
2025 Population	3,856	27,853	72,291
2030 Population (Projected)	3,924	28,088	72,547

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	1,754	12,203	31,638
2030 Households (Projected)	1,787	12,310	31,749

INCOME	1-MILE	3-MILE	5-MILE
2025 Per Capita Income	\$46,918	\$31,286	\$35,502
2025 Median Household Income	\$82,153	\$54,266	\$54,478
2025 Average Household Income	\$96,529	\$69,606	\$79,119

BUSINESS	1-MILE	3-MILE	5-MILE
2025 Total Businesses	214	704	2,769
2025 Employees	2,671	10,058	76,142



CONTACT



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PROPERTY HIGHLIGHTS

- Shadow-Anchored by Walmart
- Stable, Long-Term Co-Tenancy
- Lowe's and Menards
- Strong Surrounding Activity
- Traffic Count: 24,300 AADT
- Well-Maintained, Professional Mgmt