



Midtowne Plaza

1510 W Springfield Rd, Taylorville, IL 62568

\$1,700,000

PRICE



100% OCCUPIED
THREE-TENANT

7.71%

CAP RATE

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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	1.05AC

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



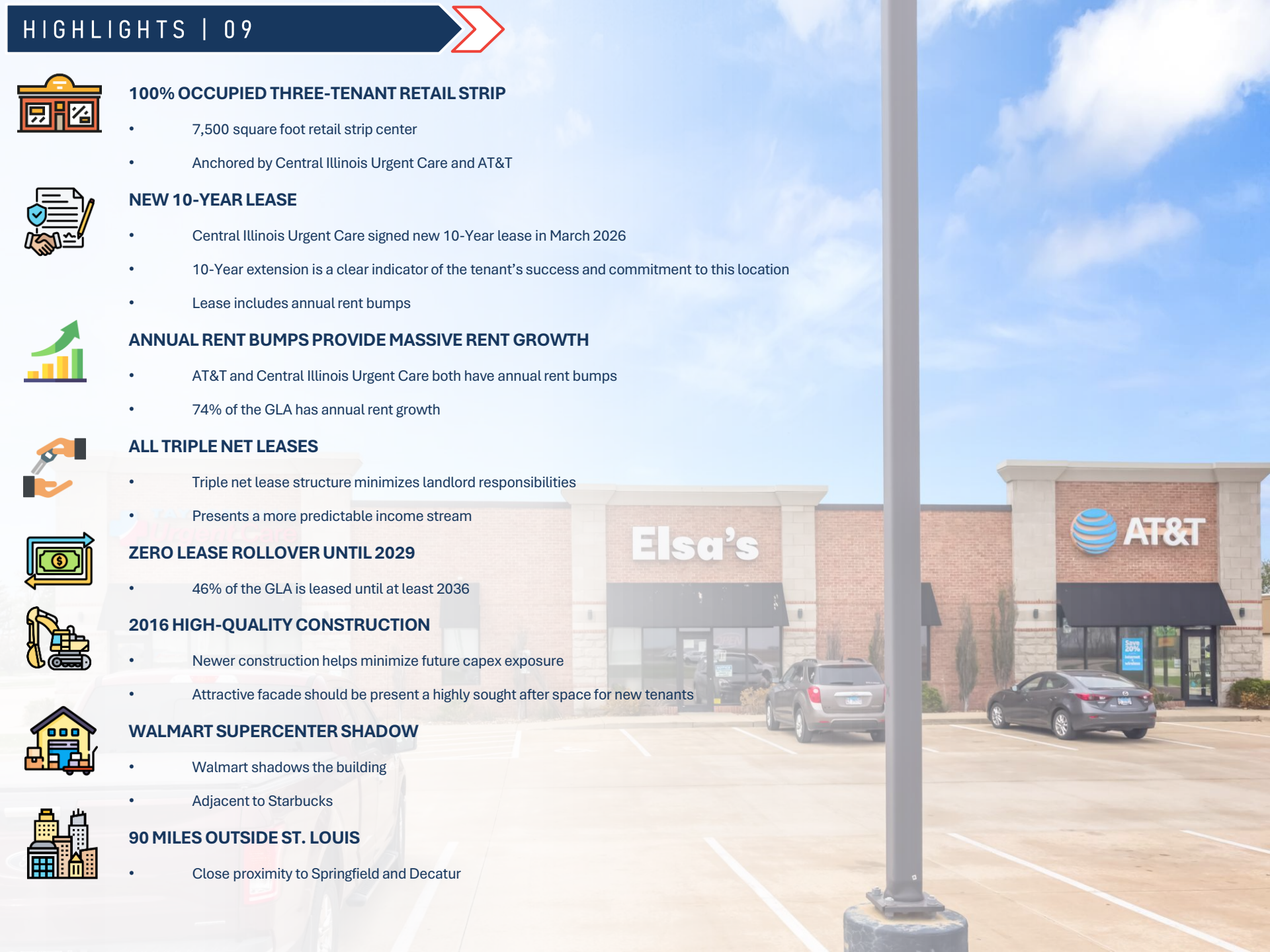
WALMART SUPERCENTER SHADOW

- 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

SCOOTER'S
COFFEE



*this lot is being sold separately
- see agent for more details
(parcel to be split)

E 1500 NORTH RD 4,800VPD

W SPRINGFIELD RD 12,200VPD



Taylorville High School



MIDTOWNE PLAZA



E 1500 NORTH RD 4,800VPD

Farm & Home SUPPLY



W SPRINGFIELD RD 12,200VPD

Walmart



Walmart



DOLLAR TREE

PAPA JOHN'S

MIDTOWNE PLAZA



R.P. LUMBER

Farm & Home SUPPLY

Sparklight



Taylorville High School

SONIC



Aaron's

W SPRINGFIELD RD 14,500 VPD



O'Reilly AUTO PARTS



Kroger



AutoZone



Taylorville Middle School

maunices



CNB



Taylorville Memorial Hospital



GYM



CHARRO

ACE Hardware

W SPRESSER ST 9,900 VPD



CVS



Walgreens

SUBWAY

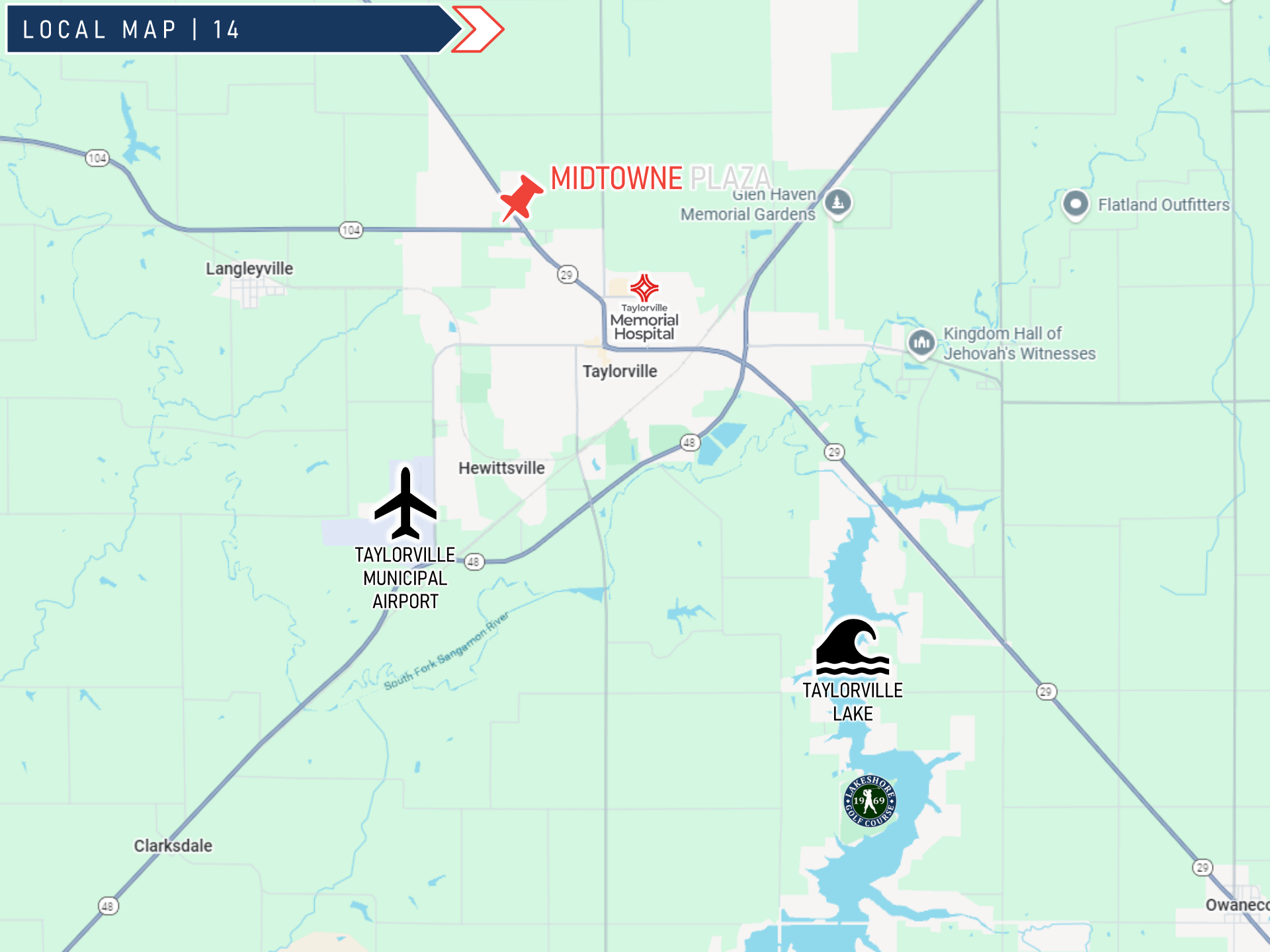


CHRISTIAN COUNTY Fair



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

Hewittville

TAYLORVILLE
MUNICIPAL
AIRPORT

South Fork Sangamon River

TAYLORVILLE
LAKE

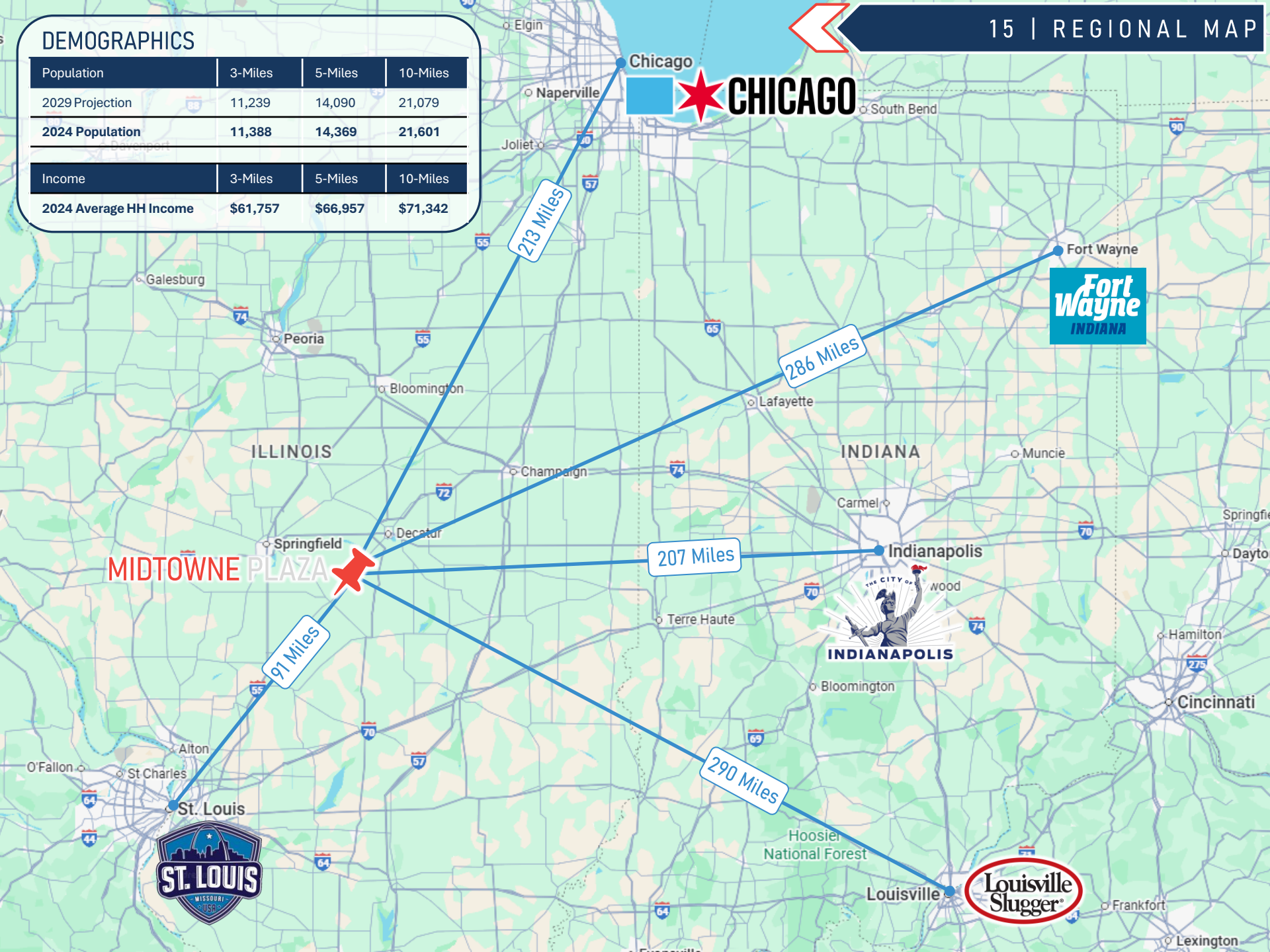
Clarksdale



Owaneco

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

213 Miles

286 Miles

207 Miles

91 Miles

290 Miles

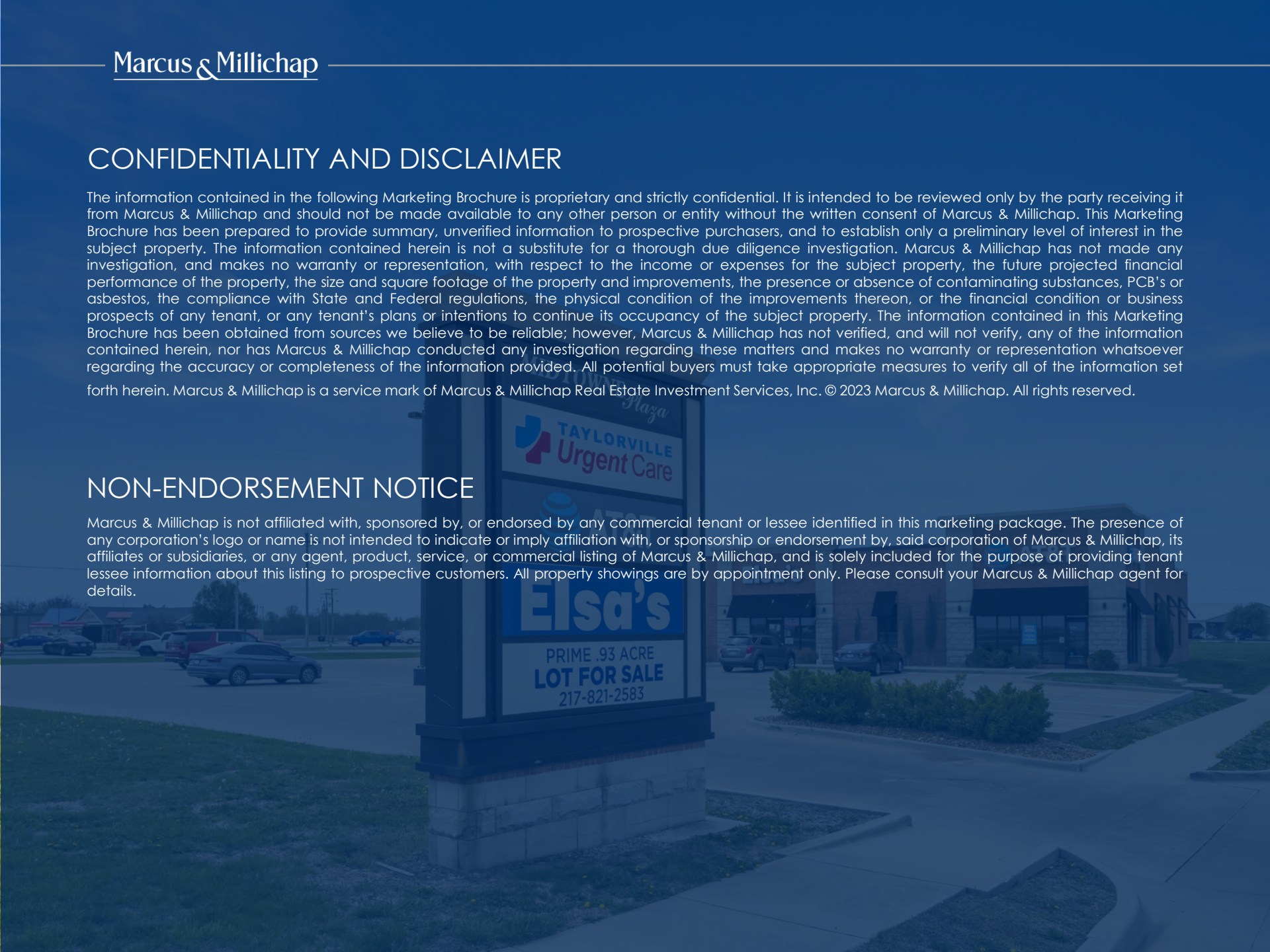


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