

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**3114-3128 S. 6<sup>th</sup> St**  
Springfield, IL 62703

**Park South In-Line Storefronts  
For Lease**

**BLAKE PRYOR, CCIM**  
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**COLDWELL BANKER COMMERCIAL**

**DEVONSHIRE REALTY**

Springfield, IL

217-547-6650

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

**BY ACCEPTING THIS CIS, YOU AGREE THAT:** (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# OVERVIEW



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Do not miss this exceptional leasing opportunity in the bustling and highly visible Park South Development! Three in-line storefronts, with the flexibility to assemble two of them for a larger footprint to suit your business needs, are now available in this vibrant center, home to popular co-tenants such as Jimmy John's, World Finance, Sun Room Tanning, and Jaalsa.

**3118 (845 SF)** was previously an Edward Jones office that features a welcoming reception area, a private office, a storage room, and a private bathroom – perfect for professional services.

**3120 (1,747 SF)** was previously used as a hair salon and the versatile space offers a mostly open floor plan, two restrooms, a private office, a storage area with washer/dryer hook-up, and endless potential for retail or service businesses.

Position your business for success in this dynamic multi-unit strip center, located on the bustling S. 6<sup>th</sup> St corridor with impressive traffic counts of 26,700 vehicles per day. This prime location offers unparalleled exposure and is minutes from key highways, including I-55 and I-72, ensuring seamless access for customers and consumers alike.

The property is surrounded by a diverse mix of national retailers, restaurants, and service providers, drawing significant foot and vehicle traffic to the area. Nearby attractions include a Walmart Supercenter, an Ollie's and O'Reilly Auto Parts-anchored shopping center (coming in 2026), Starbucks, Taco Bell, U-Haul, DaVita Kidney Care, Hertz, Dunkin' and Walgreens.

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>3114-3128 S. 6<sup>th</sup> St, Springfield, IL 62703</b>
<b>AVAILABLE SPACE</b>	Could be Assembled { 3118 – 845 SF 3120 – 1,747 SF
<b>LEASE PRICE</b>	3118 – \$18.00 / SF / NNN 3120 – \$16.50 / SF / NNN
<b>NNN ESTIMATE</b>	\$7.88 / SF
<b>ZONING</b>	B-1, Highway Business Service District
<b>PARKING</b>	65 Spaces



# AERIAL



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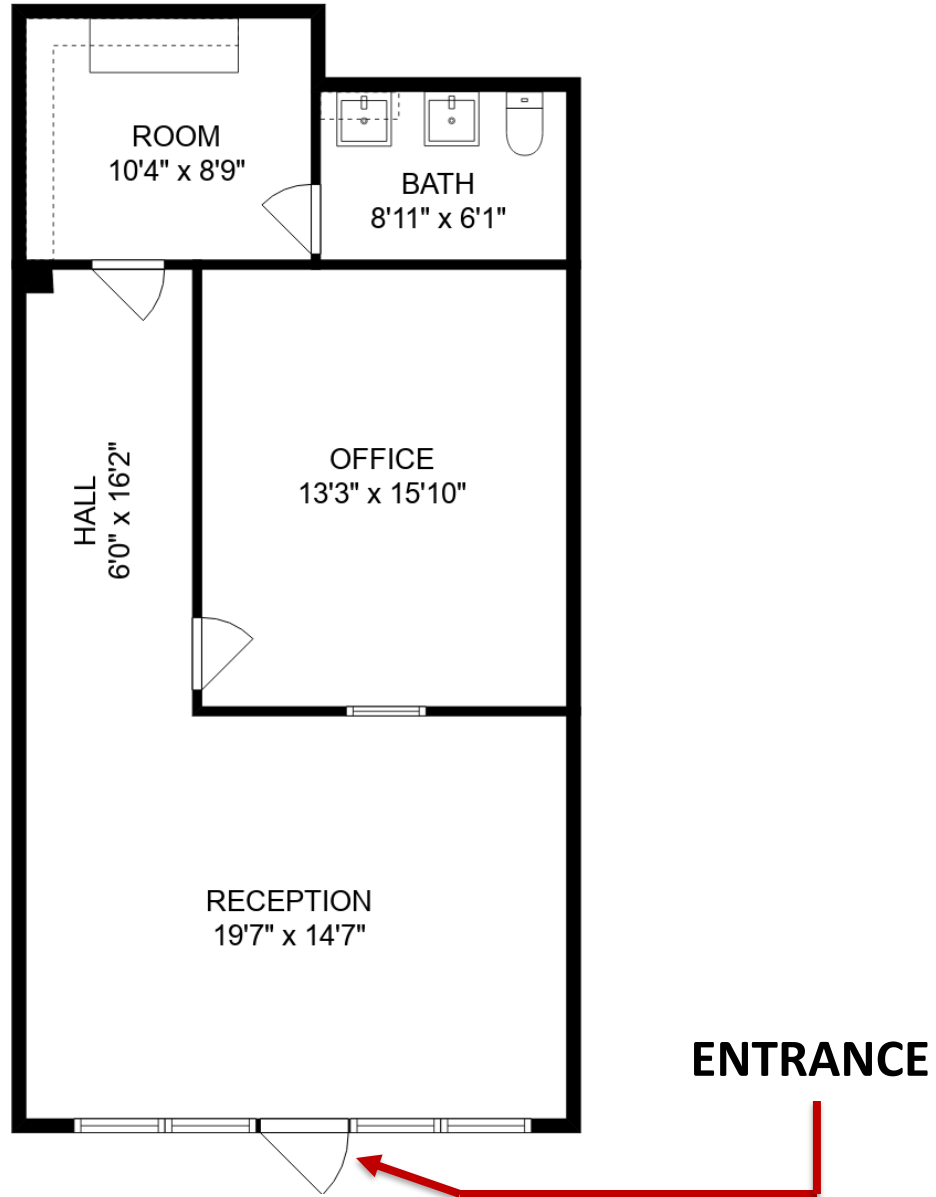


# FLOOR PLAN



**COLDWELL BANKER  
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3118 S. 6<sup>th</sup> St – 845 SF



# INTERIOR PHOTOS



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## 3118 S. 6<sup>th</sup> St – 845 SF

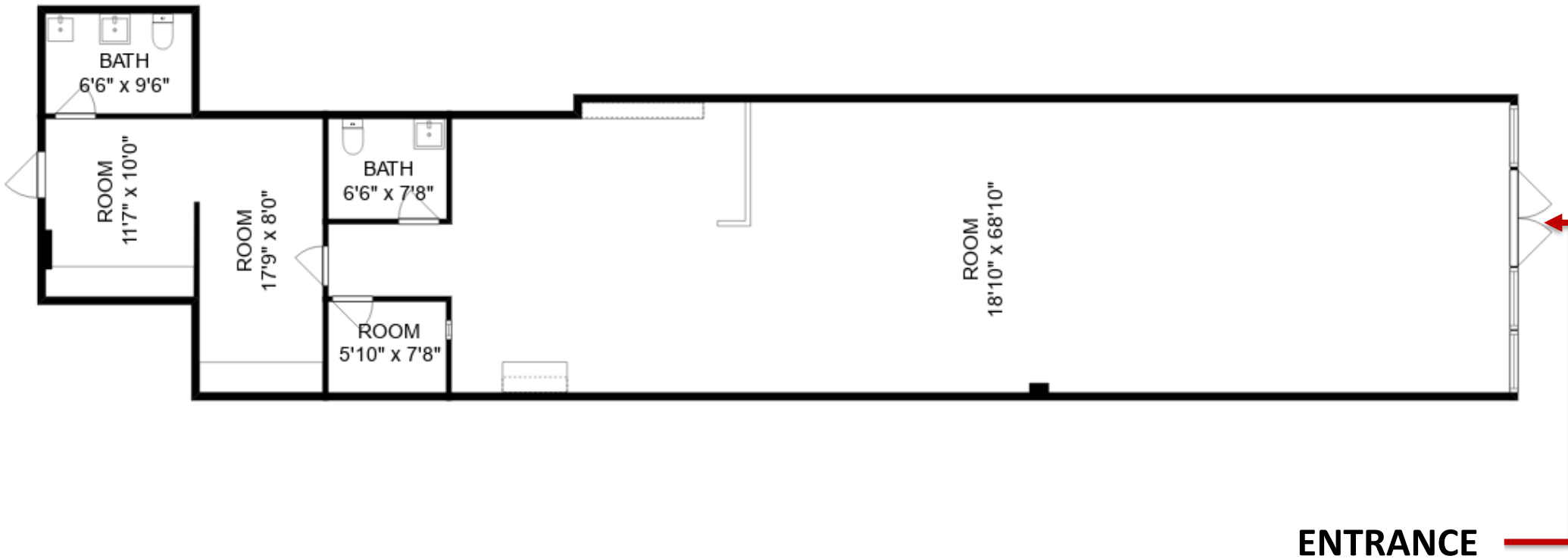


# FLOOR PLAN



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3120 S. 6<sup>th</sup> St – 1,747 SF



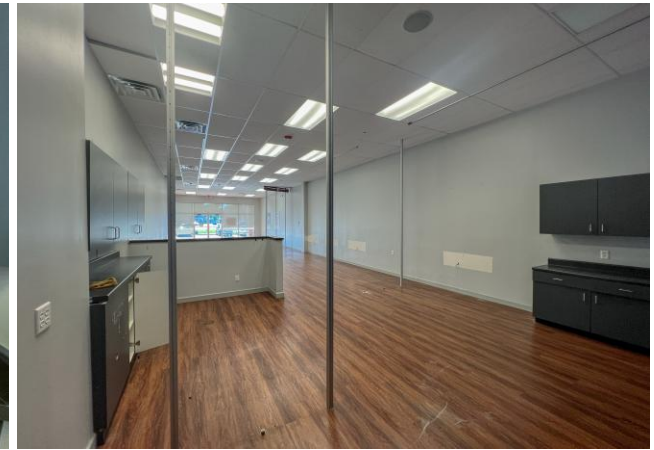
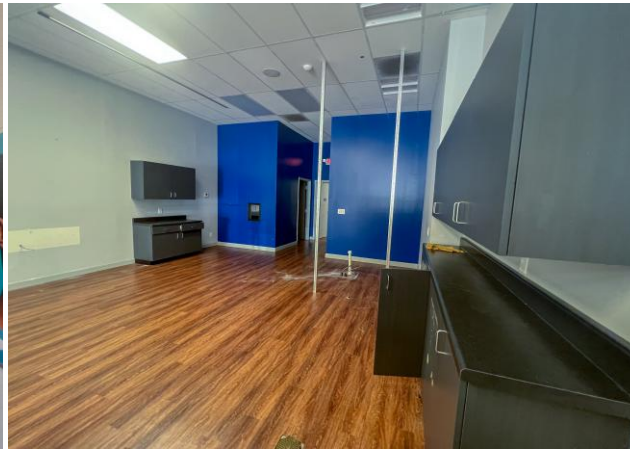
**ENTRANCE**

# INTERIOR PHOTOS



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## 3120 S. 6<sup>th</sup> St – 1,747 SF



# DEMOGRAPHICS



Courtesy of **esri**

## POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	4,907	54,599	117,580
2025 Population	4,821	53,264	115,819
2030 Population (Projected)	4,761	52,563	114,531

## HOUSEHOLDS

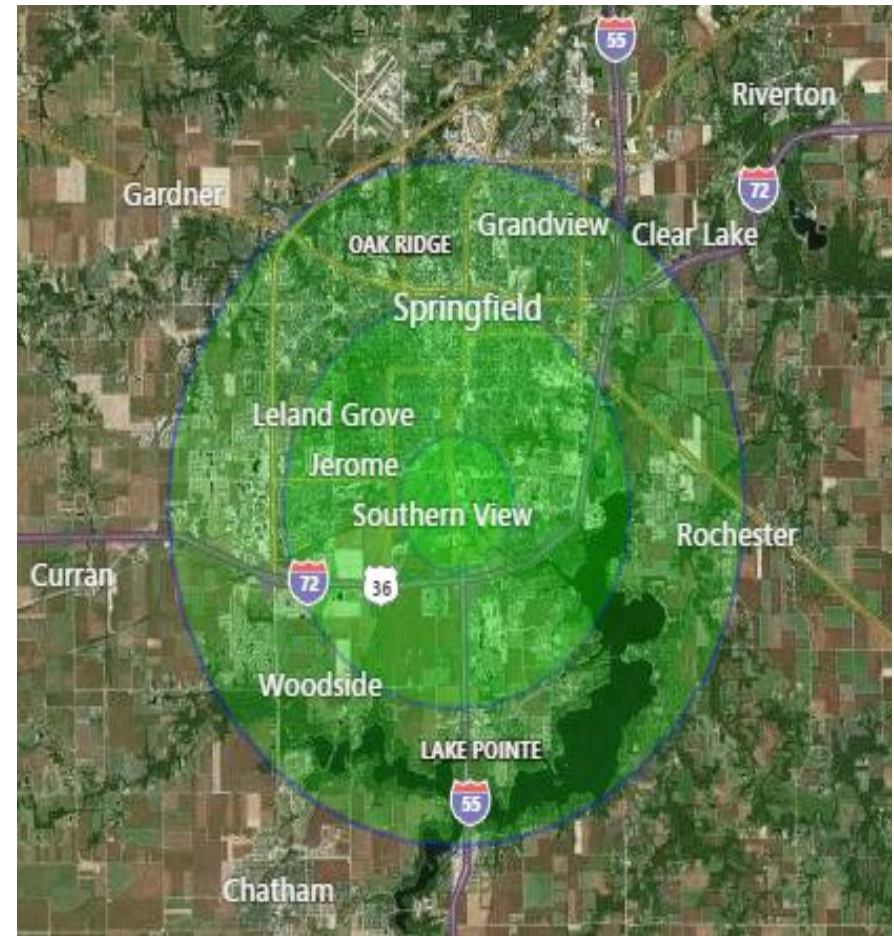
	1-MILES	3-MILES	5-MILES
2025 Households	2,337	24,461	53,206
2030 Households (Projected)	2,340	24,433	53,309

## INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$39,948	\$37,208	\$42,339
2025 Median Household Income	\$62,653	\$58,258	\$64,163
2025 Average Household Income	\$82,758	\$80,765	\$92,225

## BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	377	3,280	6,177
2025 Employees	4,939	54,442	119,289



# CONTACT



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## CBCDR SPRINGFIELD OFFICE

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## PROPERTY HIGHLIGHTS

- 26,700 AADT along S. 6<sup>th</sup> St
- Great Visibility
- Near Several Retailers/Destinations
- 3118: Perfect for Small User
- 3120: Perfect for a Salon
- 3118 & 3120 Could be Assembled