

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**2130 E. Clear Lake Ave**  
Springfield, IL 62703

Freestanding Showroom &  
Warehouse Facility with a  
Detached Garage For Lease



**BLAKE PRYOR**

Senior Advisor

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C: 217.725.9518

[bprior@cbcdr.com](mailto:bprior@cbcdr.com)

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Springfield, IL  
217-547-6650



[CBCDR.COM](http://CBCDR.COM)

# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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# OVERVIEW



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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this freestanding showroom and warehouse facility with a detached garage in Springfield, IL.

The showroom and warehouse facility is a block structure with a brick façade. It features over 8,000 SF of heated showroom space with a loft area for office space, two restrooms, and one 9' x 9' overhead door. Also, there is over 6,000 SF of heated warehouse space with one 10' x 10' overhead door and one 12' x 12' overhead door. Further, there is a 2,500 SF detached garage with three 10' x 10' overhead doors and a separate HVAC system. The property is partially fenced-in and has plenty of yard space in the rear lot for outdoor storage. The tenant would be responsible for utilities, janitorial, and routine interior maintenance. The owner replaced the roof on the main building around 2015 and resurface the front parking lot in 2020.

The property has a convenient location between the Interstate and Downtown with over 160' of frontage and a traffic count of 17,600 AADT. The area has high visibility and a stable business climate.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>2130 E. Clear Lake Ave, Springfield, IL 62703</b>
<b>AVAILABLE SPACE</b>	14,500 SF – Main Building 2,500 SF – Detached Garage
<b>LEASE RATE</b>	\$5,000 / MO / Modified Gross
<b>LOT SIZE</b>	0.90 AC
<b>ZONING</b>	I-1, Light Industrial District
<b>YEAR BUILT</b>	1949



    
**CBCDR.COM**

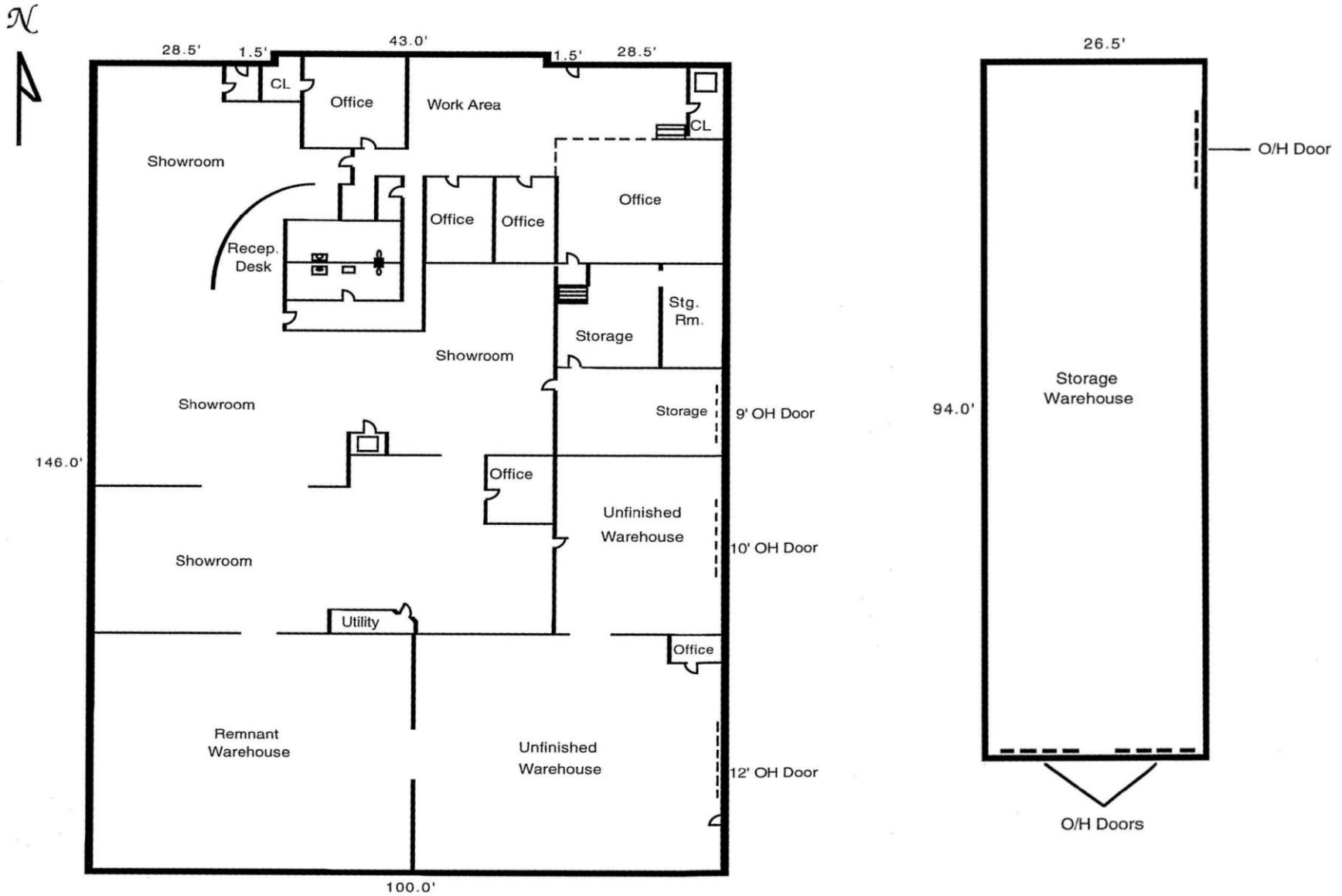
# AERIAL



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# FLOOR PLAN



# INTERIOR PHOTOS



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## SHOWROOM

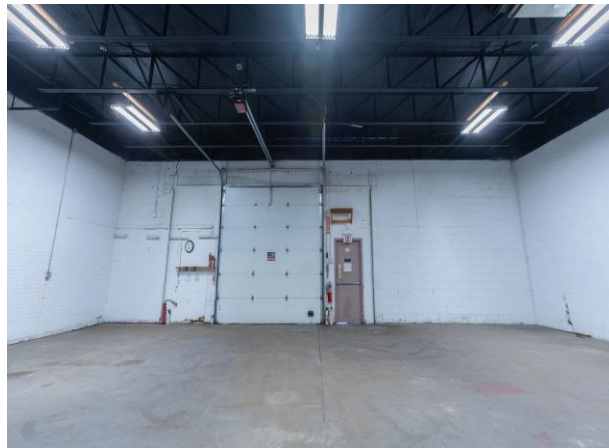


# INTERIOR PHOTOS



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## WAREHOUSE/GARAGE



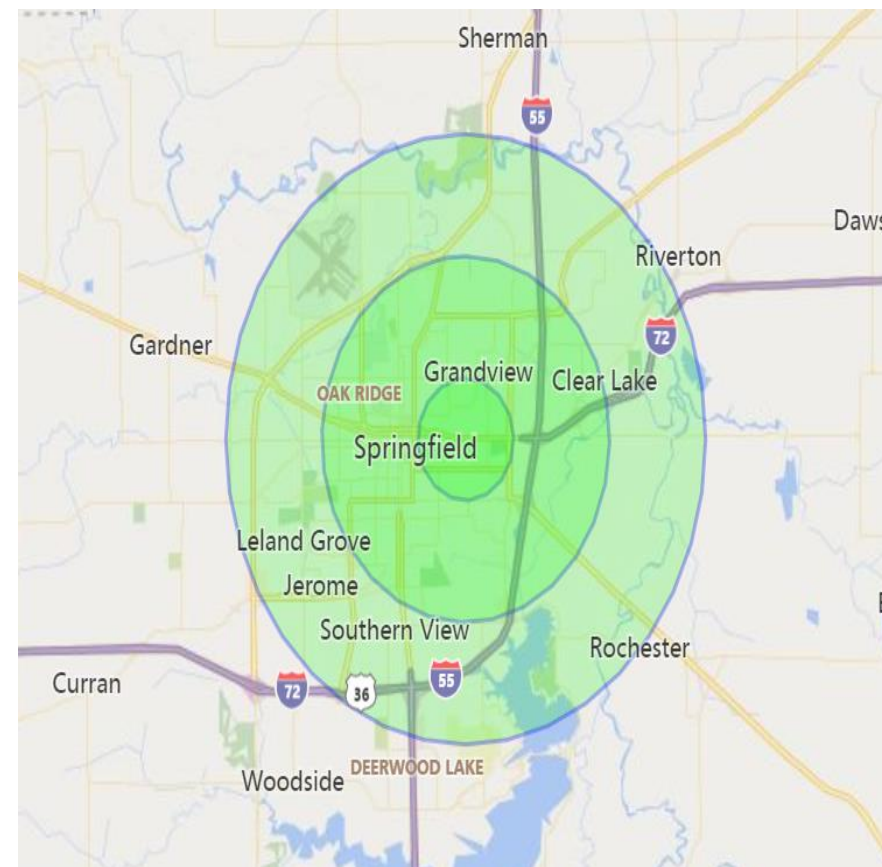
# DEMOGRAPHICS



<b>POPULATION</b>	<b>1-MILES</b>	<b>3-MILES</b>	<b>5-MILES</b>
<b>2010 Population (Census)</b>	9,798	65,710	114,550
<b>2022 Population</b>	9,513	62,679	110,335
<b>2027 Population (Projected)</b>	9,432	62,195	109,650

<b>HOUSEHOLDS</b>	<b>1-MILES</b>	<b>3-MILES</b>	<b>5-MILES</b>
<b>2022 Households</b>	3,706	27,097	48,487
<b>2027 Households (Projected)</b>	3,672	26,891	48,175

<b>INCOME</b>	<b>1-MILES</b>	<b>3-MILES</b>	<b>5-MILES</b>
<b>2022 Per Capita Income</b>	\$15,669	\$24,496	\$30,380
<b>2022 Median Household Income</b>	\$29,891	\$45,380	\$55,626
<b>2022 Average Household Income</b>	\$40,216	\$56,664	\$69,131





# CONTACT



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## CBCDR MAIN OFFICE

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## PROPERTY HIGHLIGHTS

- Traffic Count: 17,600 AADT
- Great Visibility
- 3 Overhead Doors
- Detached Garage w/ 3 Overhead Doors
- Plenty of Room for Outside Storage
- Roof Replaced ca, 2015