

OFFERING MEMORANDUM

3025 Lindbergh Blvd.,
Springfield, IL 62704

AMC CLASSIC Parkway
Pointe 8 Movie Theatre
Property For Sale

Blake Pryor

Brokerage

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bprior@cbcdr.com



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OVERVIEW

PROPERTY OVERVIEW

Subject Property is a prime commercial location on Springfield's West Side. It is currently an AMC CLASSIC movie theater. It is a concrete block structure, with a flat membrane roof. It was built in 1994, and features 8 movie theaters with 1,726 total seats, a large lobby with box offices, a large snack bar that serves popcorn, candy, and refreshments, and 2 sets of men's and women's restrooms. Subject Property would be a great redevelopment, re-purpose, or re-use opportunity for an investor or owner-occupant.

Subject Property is located just west of Rt.4/Veterans Parkway, which is a main commercial corridor in Springfield. Traffic count is approximately 33,900 AADT, making this a high-traffic, and highly-visible location. The immediate trade area is densely populated with several large retailers, including Walmart, Target, Hobby Lobby, and Aldi. There is also two large Marriott hotels in the area, as well as popular food and beverage franchises, including McDonald's, Starbucks, Wendy's, and Applebee's.

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

PROPERTY INFORMATION

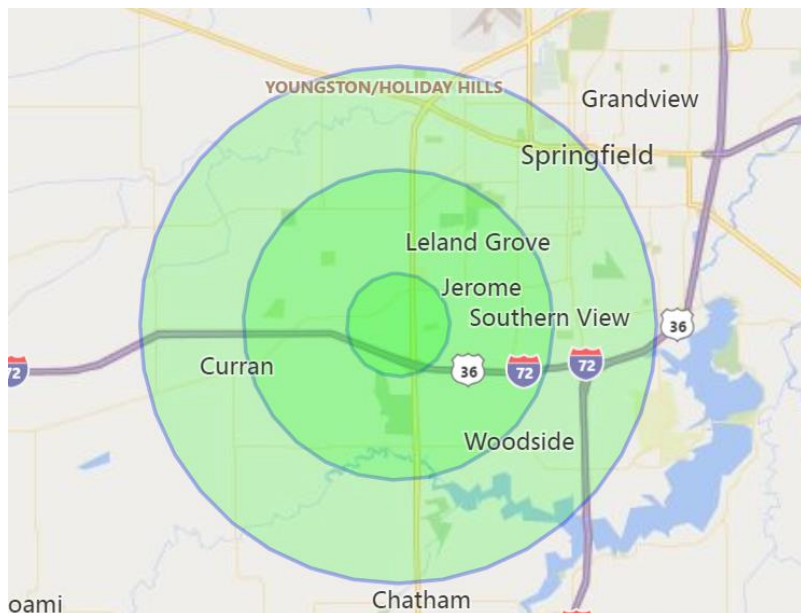
ADDRESS	3025 Lindbergh Blvd, Springfield, IL 62704
ASK PRICE	\$1,600,000
TAX PIN	21-13.0-204-012
LOT SIZE (ACRES)	3.29 AC
BUILDING SIZE	27,511 SF
ZONING	B-1



AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Interstate 55/72 within minutes from site.

The immediate trade area is densely populated with several large retailers, making this a location in high demand.



POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,393	34,660	94,062
2020 Population	3,377	34,909	93,793
2025 Population (Projected)	3,394	35,395	94,317

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	1,563	16,001	42,282
2025 Households (Projected)	1,586	16,330	42,790

INCOME

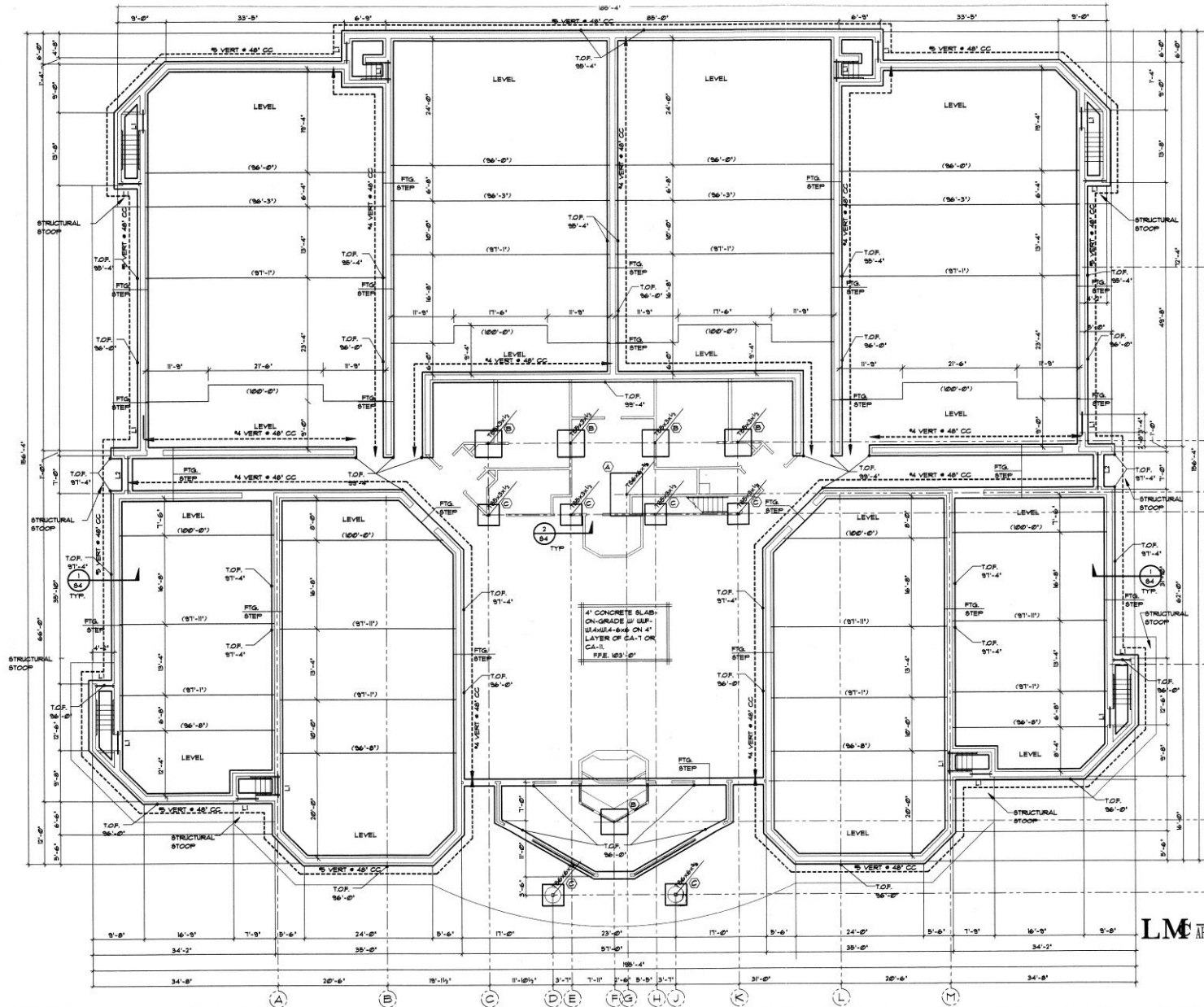
	1-MILES	3-MILES	5-MILES
2020 Per Capita Income	\$53,893	\$52,104	\$41,304
2020 Median HH Income	\$83,689	\$80,349	\$63,542

AERIAL

CS 3025 Lindbergh Blvd



FOUNDATION PLAN



SPREAD FTG. SCHED.			
MARK	DEPTH	SIZE	REINFORCING
A	1'-0"	6'-0" x 8'-0"	6-# LONG, 8-# TRANS.
B	1'-0"	5'-0" x 8'-0"	5-# ELL.
C	1'-0"	4'-0" x 4'-0"	4-# ELL.

LINTEL SCHEDULE			
MARK	TYPE	SIZE & PLATE	BRG. # EACH END
L1		12" OR 8" x 8" B.B. W/ 2-#	8' BRG.
L2		18x18 W/ 3/8" PLATE	8' BRG.

NOTE: ALL CONCRETE FLOORS IN AUDITORIUMS TO RECEIVE QUARTZITE (COLOR BY OWNER) BY LHM CONSTRUCTION CHEMICALS, INC OR APPROVED ALTERNATE FOLLOWED BY SEAL HARD BY LHM CONSTRUCTION CHEMICALS, INC.

WELLS ENGINEERS, INC
ENGINEERS & CONSULTANTS
1028 W. WASHINGTON STREET
CHICAGO, IL 60607-3009
TEL: 312.467.4400
FAX: 312.467.4401



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

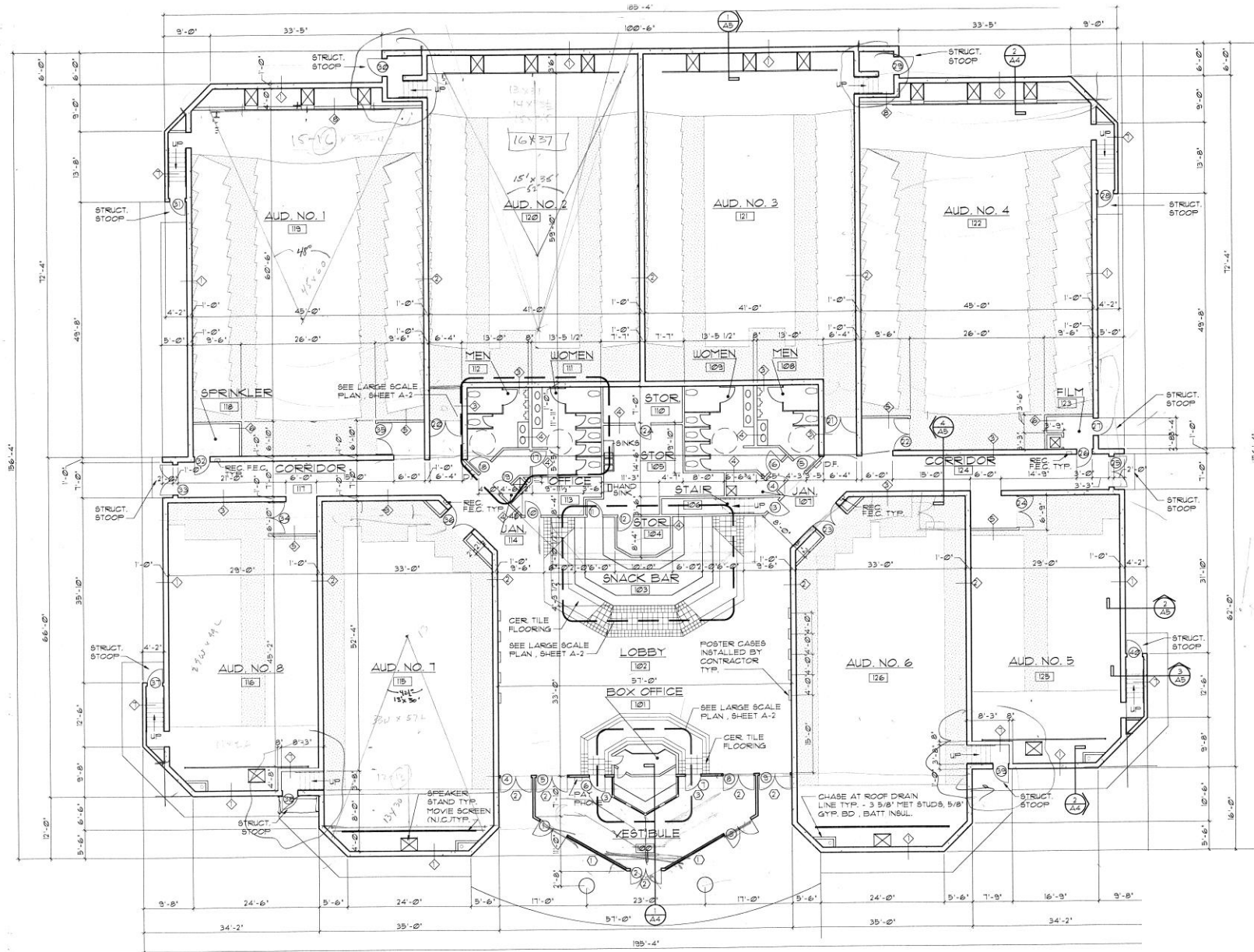
LM ARCHITECTS

Project Name: PARKWAY POINTE B
SPRINGFIELD, ILLINOIS
Project No.: 000204
Date: 4/26/09
Sheet: FOUNDATION PLAN

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Orland, IL 60454
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S1

FLOOR PLAN



EXTERIOR



INTERIOR





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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 33,900 AADT
- Great Visibility
- Redevelopment Opportunity
- High Traffic Location
- High Retail Density
- Near Two Major Interstates