

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1514-1528 W. Springfield Rd
Taylorville, IL 62568

Taylorville Crossing For Lease

- Walmart Shadow Center
- South End-Cap Available
- North End-Cap Available
- TIF District
- Traffic Count: 14,400 AADT

BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com

COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is excited to present two end-cap spaces for lease at Taylorville Crossing in Taylorville, IL. Located in a Walmart Shadow Center and a TIF District, this prominent retail location offers exceptional visibility and exposure to 14,400 vehicles per day annually.

Suite 1514 (1,859 SF) is the south end-cap and showcases an open floor plan, perfect for a customized buildout to suit your business needs. The Landlord will provide the space as a vanilla shell, complete with unpainted drywall, a finished restroom, basic lighting, HVAC/ductwork, and electrical. On the other hand, **Suite 1528 (2,760 SF) is the north end cap** and was recently vacated by ShopKo Optical and comes with a complete buildout from 2022. This space is perfect for an eye care center and optical sales shop, with a layout consisting of a large sales floor, an optical lab, a lab back with an office, two exam rooms, a vision screening room, a contact lens closet, a break room, and an ADA-compliant restroom.

Additionally, the shopping center has prominent pylon signage for the next tenant to utilize and is home to a variety of popular tenants, including Dollar Tree, Great Clips, H&R Block, Cricket, Dotty's, Vapor Maven, a Chinese restaurant, and a nail spa. Major retailers in the area include Walmart Supercenter, AT&T, Scooter's Coffee, Steak 'n Shake, Aldi, Farm & Home Supply, and Car Wash City, among others.

Taylorville is the county seat of Christian County, IL, and is located approximately 30 miles southeast of Springfield, IL, and 30 miles southwest of Decatur, IL. The town has a relatively low cost of living, which benefits both the community and businesses in the area. Taylorville is an attractive destination for customers in surrounding areas with its accessible location and unique shopping experiences.

PROPERTY INFORMATION

ADDRESS

1514-1528 W. Springfield Rd, Taylorville, IL 62568

AVAILABLE SPACE

1514 – 1,859 SF
1528 – 2,760 SF

LEASE RATE

1514 – \$16.00 / SF / NNN
1528 – \$18.00 / SF / NNN

NNN ESTIMATE

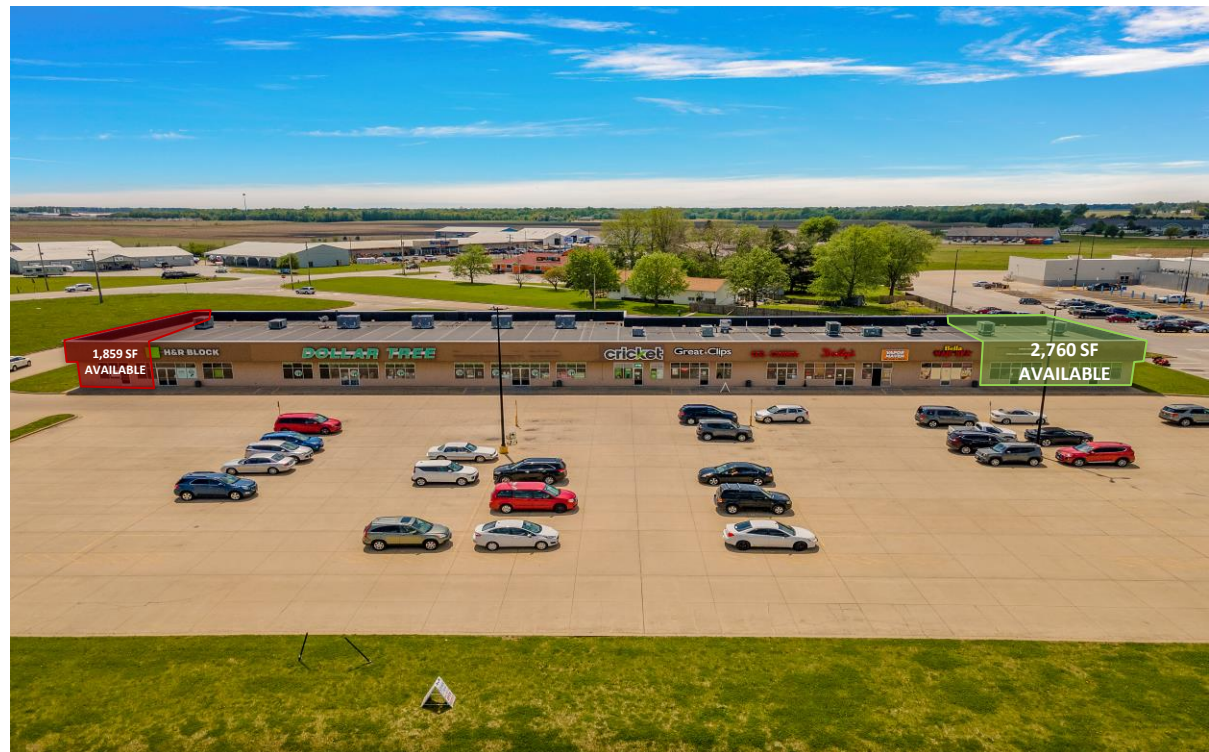
\$5.00 / SF

ZONING

C-2, Service Retail

PARKING

128 Spaces



AERIAL



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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SUITE 1514 – 1,859 SF

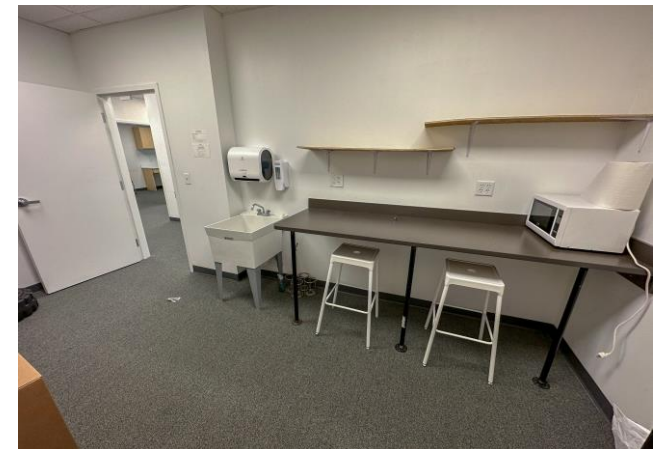


INTERIOR PHOTOS



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SUITE 1528 – 2,760 SF

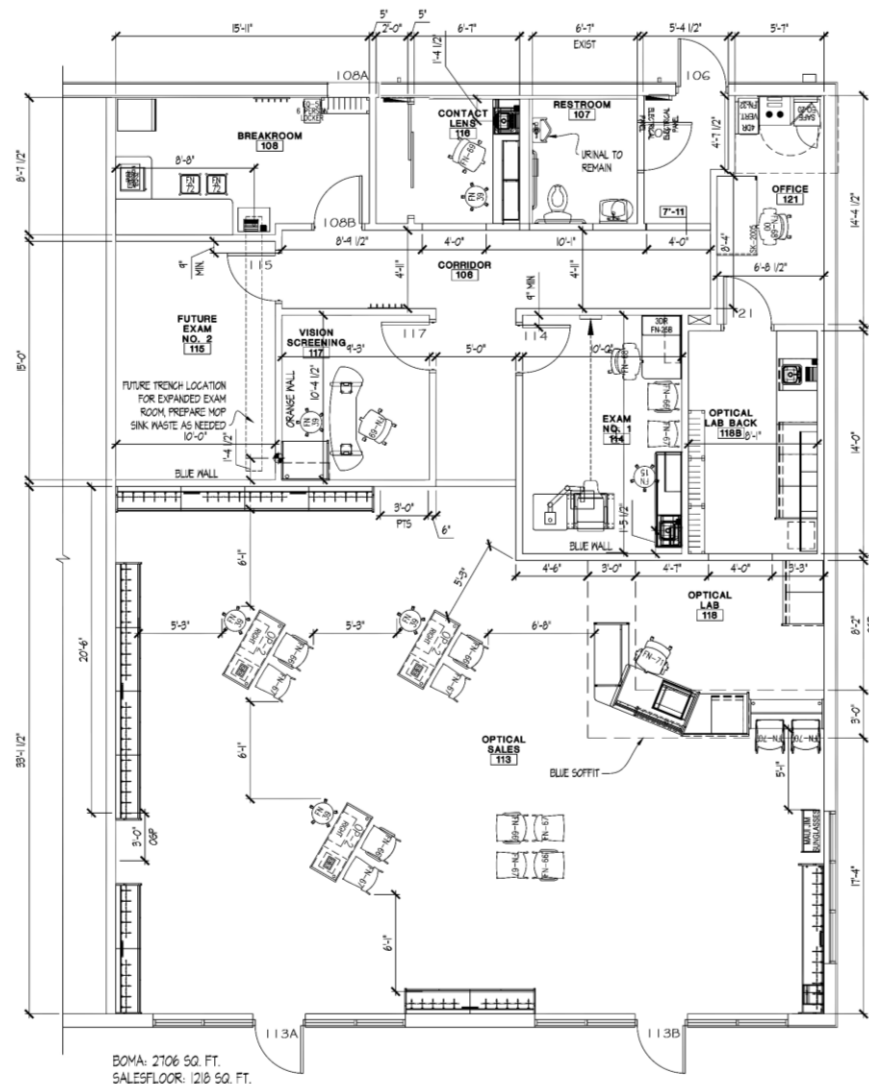


FLOOR PLAN



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SUITE 1528 – 2,760 SF



DEMOGRAPHICS



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POPULATION

1-MILES 3-MILES 5-MILES

2010 Population (Census)	1,906	11,065	13,867
2023 Population	1,872	10,835	13,637
2028 Population (Projected)	1,834	10,600	13,349

HOUSEHOLDS

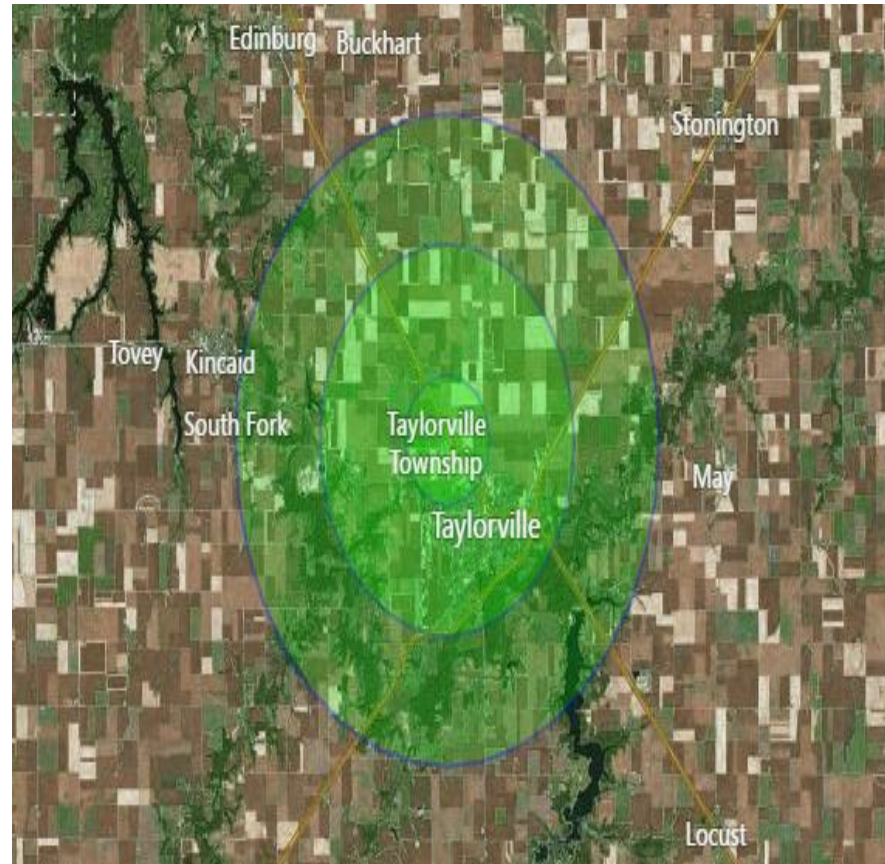
1-MILES 3-MILES 5-MILES

2023 Households	907	4,961	6,076
2028 Households (Projected)	889	4,855	5,947

INCOME

1-MILES 3-MILES 5-MILES

2023 Per Capita Income	\$27,966	\$27,281	\$29,549
2023 Median Household Income	\$45,774	\$49,955	\$54,179
2023 Average Household Income	\$57,722	\$59,581	\$66,321



CONTACT



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BLAKE PRYOR

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbsdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Walmart Shadow Center
- Located in a TIF District
- Traffic Count: 14,400 AADT
- Exceptional Visibility and Exposure
- South End-Cap to be a Vanilla Shell
- North End-Cap Buildout (2022)