



# OUTPARCEL STRIP CENTER OFFERING

*2800 Southwest Plaza Drive, Springfield, IL*



**LOCATION.**  
commercial real estate

# 2800 SOUTHWEST PLAZA DR



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Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs.

*exclusively listed by:*

**BEN WEIS**

(c) 314.629.6532 | (o) 314.818.1563  
Ben@LocationCRE.com

**BILL SIEMS**

(c) 314.363.8327 | (o) 314.818.1566  
Bill@LocationCRE.com

**LOCATION. COMMERCIAL REAL ESTATE**

231 S. BEMISTON AVE | SUITE 300 | ST. LOUIS, MO  
LOCATIONCRE.COM



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## INVESTMENT OVERVIEW



**Price: \$3,780,000**      **7.45% Cap Rate**

**NOI**      **\$281,766**

**Price PSF**      **\$318.00**

**Occupancy**      **85.07%**

**WALT**      **3.84 Years**

**Building Size**      **11,873 SF**

**Parcel Size**      **1.28 +/- Acres**

**Year Built**      **2012**

- **85.07% Occupied outparcel retail strip center**
- **Mix of national and regional tenants**
- **All tenants are NNN leases**

## **SPRINGFIELD, IL MSA**

- **4th largest MSA in Illinois**
- **6th largest city in Illinois**
- **207,761 Springfield MSA population**
- **\$122,681 Average Household Income within a 3 mile radius of the property**

# 2800 SOUTHWEST PLAZA DR

## INVESTMENT SUMMARY



### 2800 SOUTHWEST PLAZA DRIVE

#### TENANT ROSTER

TENANT	SQUARE FOOTAGE	LEASE EXP	LEASE TYPE
<i>All About EYES</i>	2,800 SF	11/30/2027	NNN
 THE VITAMIN SHOPPE	2,800 SF	10/31/2027	NNN
<b>MATTRESS FIRM</b>	4,500 SF	10/31/2028	NNN

### INVESTMENT HIGHLIGHTS

- Outparcel to Southwest Plaza Shopping Center with new Academy Sports
- Value Add Opportunity (1,773 SF)
- National and regional tenants with 11+ year tenure
- All About EYES and Mattress Firm recently renewed showing dedication to the center
- Recent Capital Improvements: Parking lot replaced in 2023
- Located in main retail corridor surrounded by national retailers including Academy Sports, Walmart, Target, Lowes, Hobby Lobby, Best Buy, Kohls, and across from the super regional White Oaks Mall
- High traffic location - 30,800+ VPD on South Veterans Pkwy
- Limited small shop outparcel vacancies in the immediate trade area.

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## PROPERTY SPECIFICATIONS



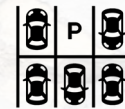
### TOTAL BUILDING AREA

11,873 SF



### YEAR BUILT

2012



### TOTAL PARKING STALLS

61



### OVERALL PARKING RATIO

5.13 : 1,000



### ZONING

B1 HIGH BUSINESS SERVICE DISTRICT



### PARKING LOT

REPLACED IN 2023



### LAND

1.28 ACRES +/-

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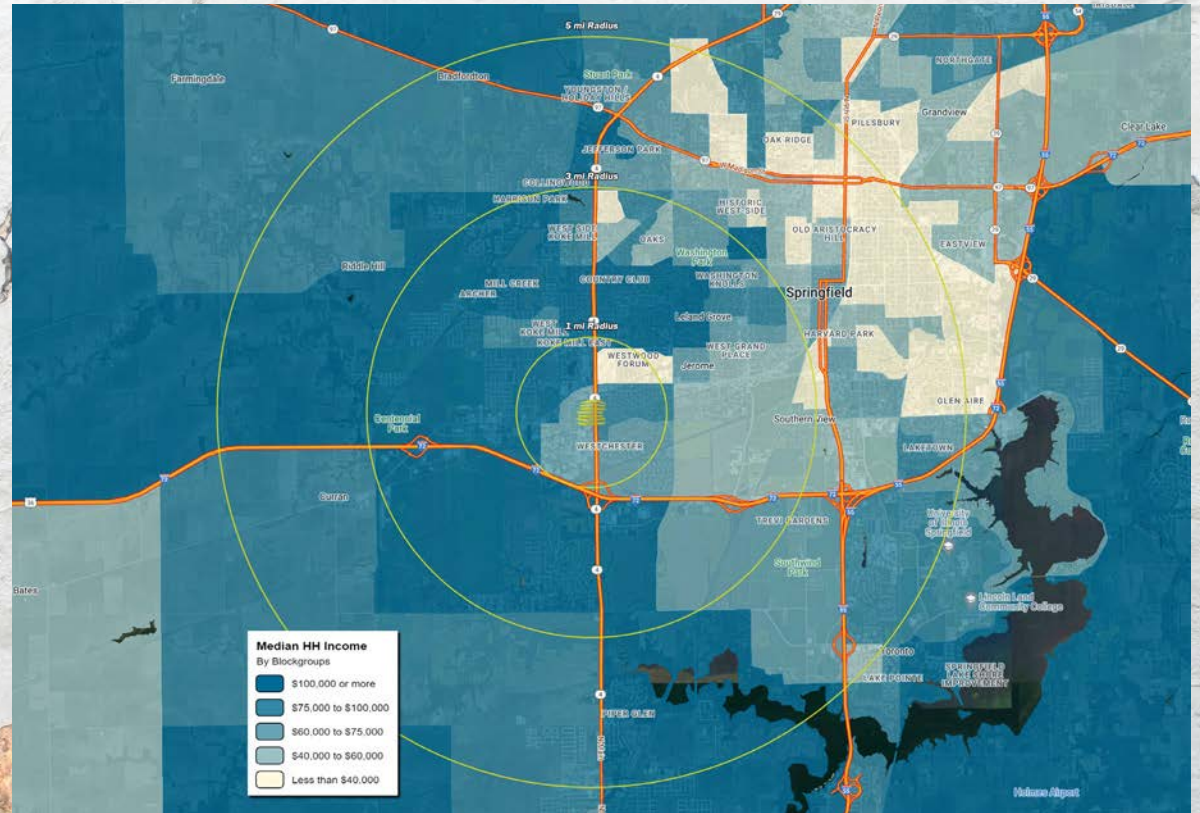
## TRADE AREA OVERVIEW



Springfield, Illinois is the state capital of Illinois, the county seat of Sangamon County, and the state's 6th most populous city. Springfield, is well known for being the home of Abraham Lincoln, who lived there from 1837-1861. Major tourist attractions include multiple sites connected with Lincoln including his presidential library and museum, his home, and his tomb at Oak Ridge Cemetery. Another popular attraction in Springfield includes the Dana-Thomas House, a home containing the largest collection of site-specific, original Frank Lloyd Wright art glass and furniture. Frank Lloyd Wright also designed the library at the Lawrence Education Center in Springfield. Other popular sites include the Elijah Iles House, the Illinois State Museum, the Illinois State Military Museum, and the Springfield and Central Illinois African-American History Museum, to name a few.

Many of the jobs in Springfield center around state government. The State of Illinois is the city and county's largest employer, employing 17,800 people across Sangamon County. Other major employers include Memorial Medical Center (5,238), HSHS St. John's Hospital (4,434), Springfield Public Schools (2,130) and Springfield Clinic LLP (3,500).

The University of Illinois at Springfield (UIS), one of three universities in the U of I system, is located on the southeast side of the city and has an enrollment 4,956 graduate and undergraduate students. Just south of UIS is Lincoln Land Community College, which serves over 13,800 individuals annually. Springfield is also home to the Southern Illinois University School of Medicine - Springfield Campus (285 students).



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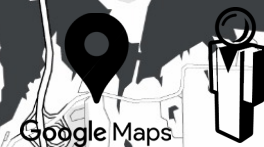
## S I T E O V E R V I E W



	1 mile	3 miles	5 miles
<b>POPULATION</b>	5,155	44,592	101,042
<b>HOUSEHOLDS</b>	2,399	20,798	45,500
<b>EMPLOYEES</b>	7,938	26,621	66,095
<b>AVG HH INCOME</b>	\$119,127	\$122,681	\$100,537

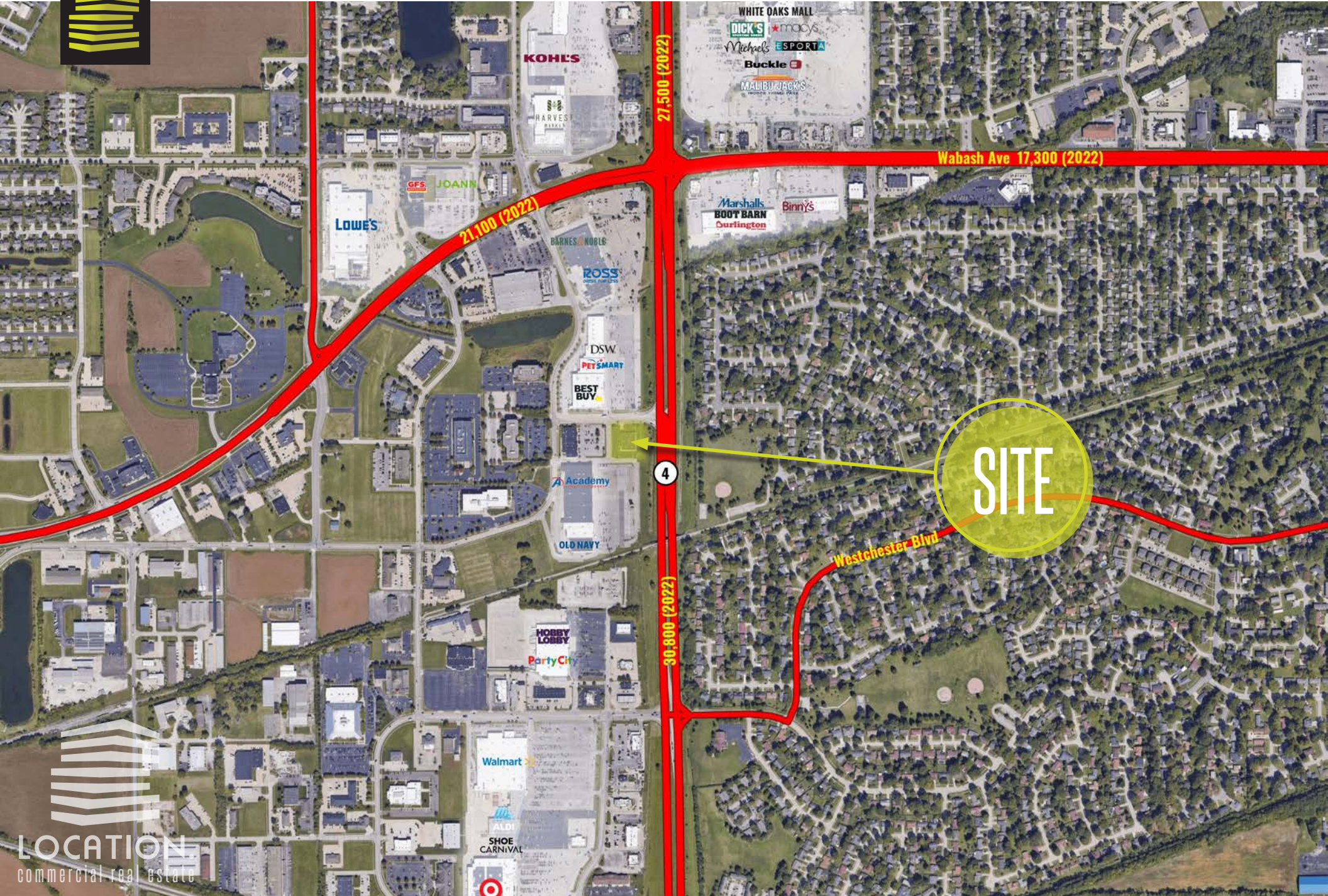
The Springfield and Sangamon County area is home to global leaders in enterprises that include healthcare, manufacturing, professional business services, technology and more.

## M A J O R E M P L O Y E R S



# 2800 SOUTHWEST PLAZA DR

M I D A E R I A L



SITE



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## MARKET AERIAL



**SITE**



# 2800 SOUTHWEST PLAZA DR

## NORTHBOUND VIEW



WHITE OAKS MALL

KOHL'S  
HARVEST MARKET

Arby's

BARNES & NOBLE

Panera BREAD

Farm & Home SUPPLY

ROSS DRESS FOR LESS

DOLLAR TREE

PETSMART

BEST BUY

DAVID'S BRIDAL  
at&t  
AMERICA'S BEST CONTACTS & EYEGLASSES

Academy SPORTS+OUTDOORS

SITE

4

30,800 (2022)

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## S O U T H B O U N D V I E W



Walmart  
Target  
ALDI  
SHOE CARNIVAL

SKY ZONE  
TRAMPOLINE PARK

HOBBY LOBBY  
Party City

McDonald's  
Portillo's  
Starbucks

Club

Wendy's

OLD NAVY

Academy  
SPORTS+OUTDOORS

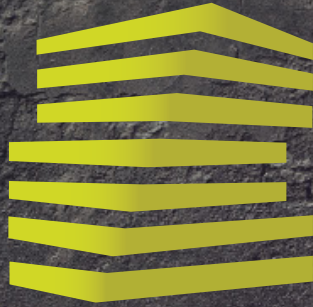
DAVID'S  
BRIDAL  
at&t  
AMERICA'S BEST  
CONTACT & EYEGLASSES

BEST BUY

4

SITE

80-800 (2022)



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BEN WEIS      314.629.6532 (mobile)      Ben@LocationCRE.com  
BILL SIEMS      314.363.8327 (mobile)      Bill@LocationCRE.com

    [www.LocationCRE.com](http://www.LocationCRE.com)