

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3126 S. Dirksen Pkwy
Springfield, IL 62703

End-Cap Vanilla Shell Space
with a Drive-Up Window in a
Newly Constructed
Dispensary-Anchored Retail
Center **For Lease**

BLAKE PRYOR

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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to bring an End-Cap Vanilla Shell Space with a Drive-up Window in a Newly Constructed Dispensary-Anchored Retail Center to market.

Shangri-La, a privately-owned and Illinois-licensed dispensary, will operate their shop adjacent to the end-cap space soon. The open layout features a 2't x 3'w drive-up window on the north side of the space and is ready for Tenant finishes. The space already has a finished ADA-compliant restroom and a mop sink with a 30-gal water heater, sturdy concrete flooring, unpainted taped drywall, and HVAC unit(s) in place. The Landlord would provide ductwork, basic light fixtures, and a ceiling. The existing electrical is more than adequate for most light retail uses at 250 Amp/208Y/120V/3-Ph 4W.

The site is located along S. Dirksen Pkwy on the southeast side of Springfield. It has 83' of frontage on the bustling Dirksen Parkway (12,000 AADT) and visibility from Interstate 55/72 (52,300 AADT), creating a constant buzz. It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotel brands to accommodate business travelers and visitors (IHG, Marriott, and Wyndham), and popular restaurants that establish a robust dining scene (Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks). The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area, naturally attracting a steady customer base and fostering strong demand for services in the area. Also, the site enjoys proximity to a wealth of shopping, entertainment, and various amenities, enhancing its overall allure to businesses and investors alike.

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.

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PROPERTY INFORMATION

ADDRESS	3126 S. Dirksen Pkwy, Chatham, IL 62629
AVAILABLE SPACE	2,405 SF
LEASE RATE	\$29.00 / SF / NNN
ZONING	B-1, Highway Business District
YEAR BUILT	2024
PARKING	45 Spaces



AERIAL



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EXTERIOR PHOTOS



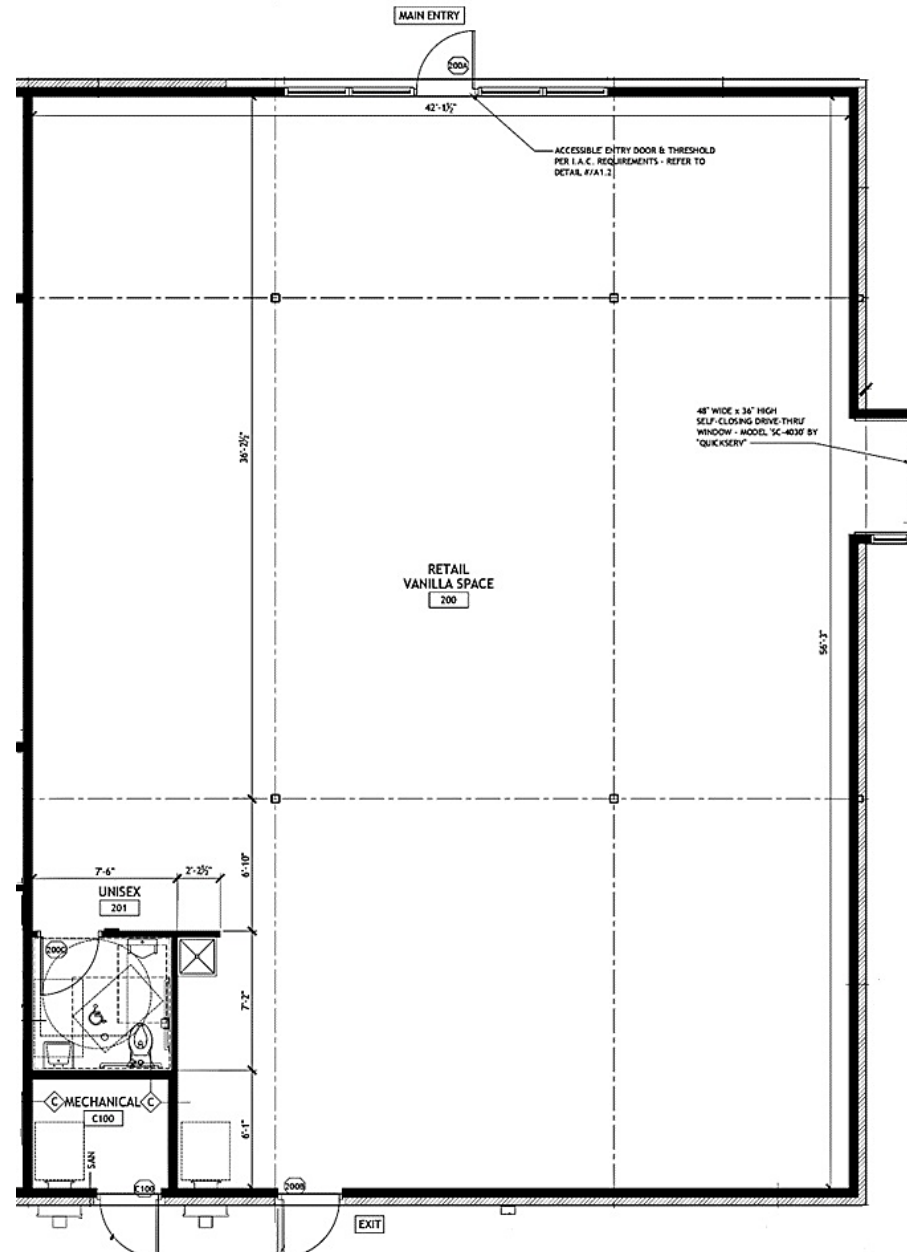
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FLOOR PLAN



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ANCHOR TENANT PROFILE



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Shangri-La, started in 2019, is a family-founded company whose members have extensive backgrounds in retail compliance, business management, medicine, and dentistry. Shangri-La first started with medical marijuana and created a model that focuses on patients' overall well-being, providing education, and cultivating a better understanding and perception of cannabis. Shangri-La has now embraced adult-use cannabis and broadened the above focus to include all visitors. Shangri-La is committed to providing the community with safe, reliable, and professional access to marijuana. We are working hand in hand with local communities, business owners, the State, and law enforcement to not only be involved in the development of this new industry but to be a leader within it.

At Shangri-La Dispensaries, we have crafted a premium cannabis shopping experience where our primary focus is you – our patients and consumers. We have a team of professional healthcare workers and highly educated budtenders offering an unparalleled level of knowledge and service to empower visitors during their journey with cannabis. Whether for illness or wellness, Shangri-La can provide a myriad of top of the line products to meet all your needs. Our wonderful staff is always here to address any of your questions and concerns and allow you to leave feeling confident about your purchase.



Ownership	Private
Industry	Medical & Adult-Use Cannabis
Headquarters	Jefferson City, MO
Founded	2019
Locations	Multi-State Operator in Missouri, Ohio, Connecticut, & Illinois
Employees	Up to 25

www.shangriladispensaries.com

DEMOGRAPHICS



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POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,680	34,363	97,385
2023 Population	3,608	34,227	97,460
2028 Population (Projected)	3,546	34,053	97,718

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	1,579	14,111	43,052
2028 Households (Projected)	1,549	14,031	43,151

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$27,066	\$30,320	\$34,226
2023 Median Household Income	\$52,198	\$58,322	\$61,285
2023 Average Household Income	\$61,827	\$73,540	\$77,479

BUSINESS

	1-MILES	3-MILES	5-MILES
2023 Total Businesses	118	850	3,407
2023 Employees	2,665	19,998	86,696



CONTACT



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PROPERTY HIGHLIGHTS

- New Construction (2024)
- End-Cap w/ Drive-Up Window
- Dispensary-Anchored
- Vanilla Shell (Ready for Tenant Finishes)
- Near Interstate & Great Visibility
- Proximate to Hotels, Restaurants, Large Workforce