

MULTI - FAMILY / OFFICE

CENTRE@501

501 EAST CAPITOL AVENUE, SPRINGFIELD, IL 62701



GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703



Each Office Independently Owned and Operated

PRESENTED BY:

MELISSA GATES

Broker / Realtor

O: (217) 241-0202

C: (217) 381-0202

mgates@garrisongroupinc.com

475.216468, illinois

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EXECUTIVE SUMMARY

501 EAST CAPITOL AVENUE



OFFERING SUMMARY

PRICE:	\$2,999,999
NUMBER OF UNITS:	25 + 3 office spaces
PRICE / UNIT:	\$800 - \$1,300
BUILDING SF:	50,691
OCCUPANCY:	90%
RENOVATED:	2019
YEAR BUILT:	1854
ZONING:	s-3

PROPERTY OVERVIEW

Rare opportunity to own a mixed-use masterpiece in the heart of downtown Springfield IL. Originally constructed in 1854 as the First United Methodist Church, this iconic structure has stood as a pillar of architectural heritage for decades. Thoughtfully rehabilitated in 1978 and again in 2019. It now offers a seamless blend of historic charm and contemporary living. 25 apartments, each with in unit washer and dryers, Island, large full bathroom, updated appliances, with every unit offering a different floorplan. A high sought after living with a continued waitlist. 3 separate office spaces, 1 currently with a 7-year lease agreement with 3% annual increase. A turnkey investment totaling at 50,691/SF. Full basement with a full kitchen, bathrooms, and more! This space has a ton of additional potential. Whether you're drawn to its storied past or its strong financial future, this building delivers character and performance. A cornerstone of Springfield's urban fabric, ready for its next visionary owner.

SELLING AS - IS



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LOCATION & HIGHLIGHTS

501 EAST CAPITOL AVENUE



LOCATION INFORMATION

Building Name:	Centre@501
Street Address:	501 East Capitol Avenue
City, State, Zip	Springfield, IL 62701
County:	Sangamon
Market:	Multi - Family
Sub-market:	Office
Signal Intersection:	5th & Capitol

LOCATION OVERVIEW

Prime central location 3 blocks from the State Capitol, 2 blocks away from the Old State Capitol, 4 blocks away from the Sangamon County Complex. Downtown Springfield Illinois is home to a rich cultural scene. Whether you're interested in historical landmarks, local cuisine, or shopping, this area has it all. Where creativity and collaboration thrive.

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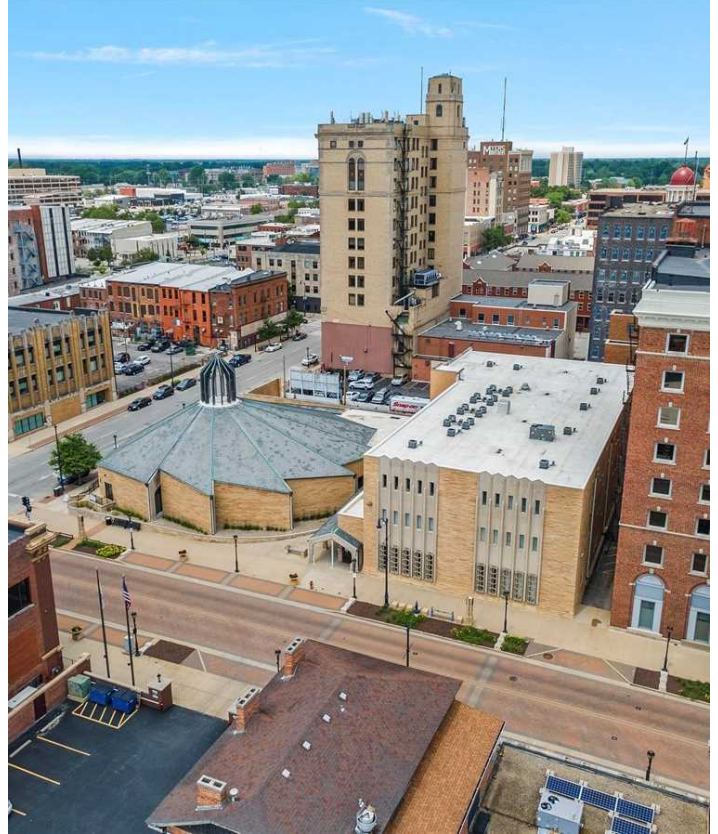
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PROPERTY PHOTOS

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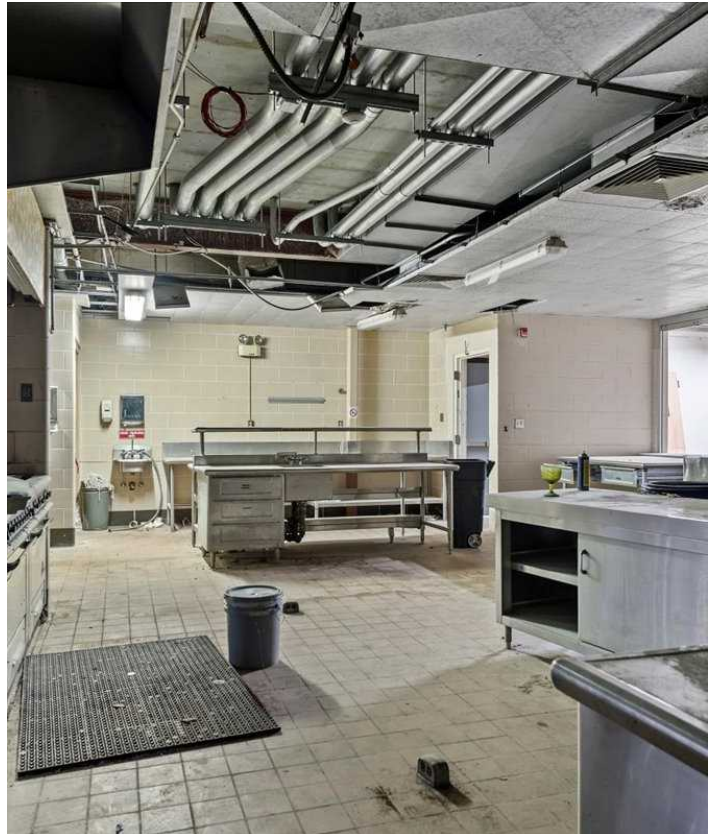
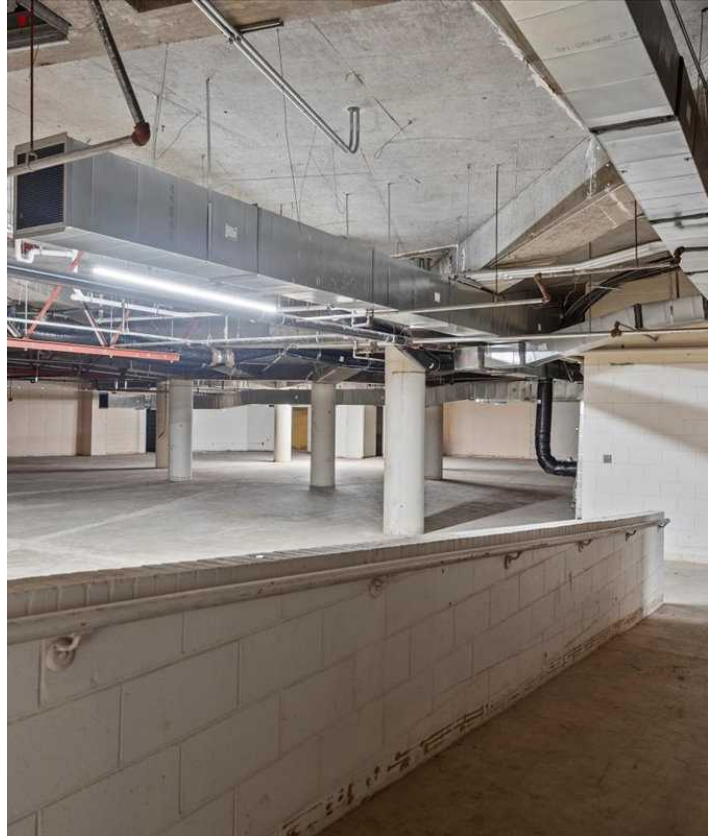
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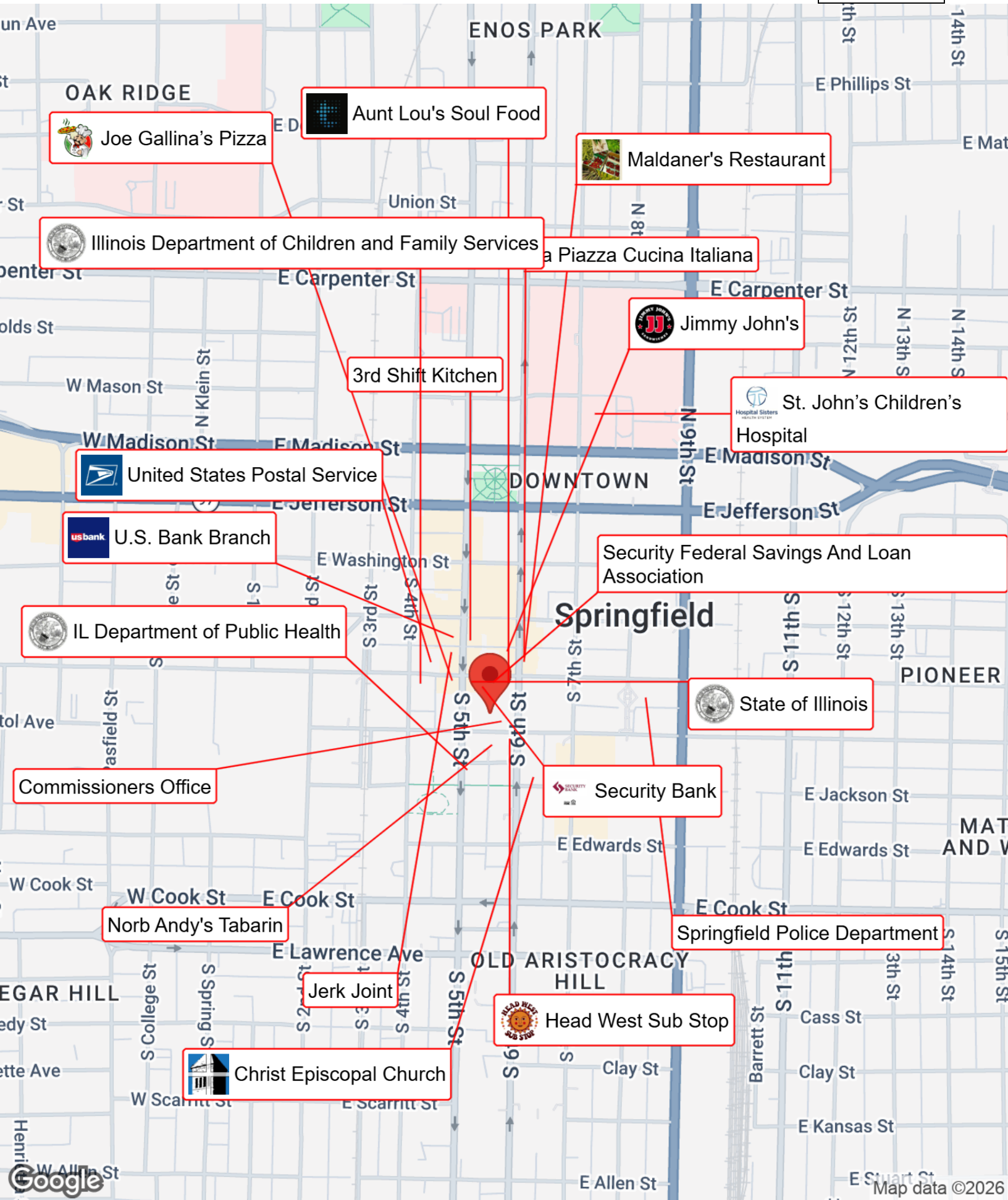
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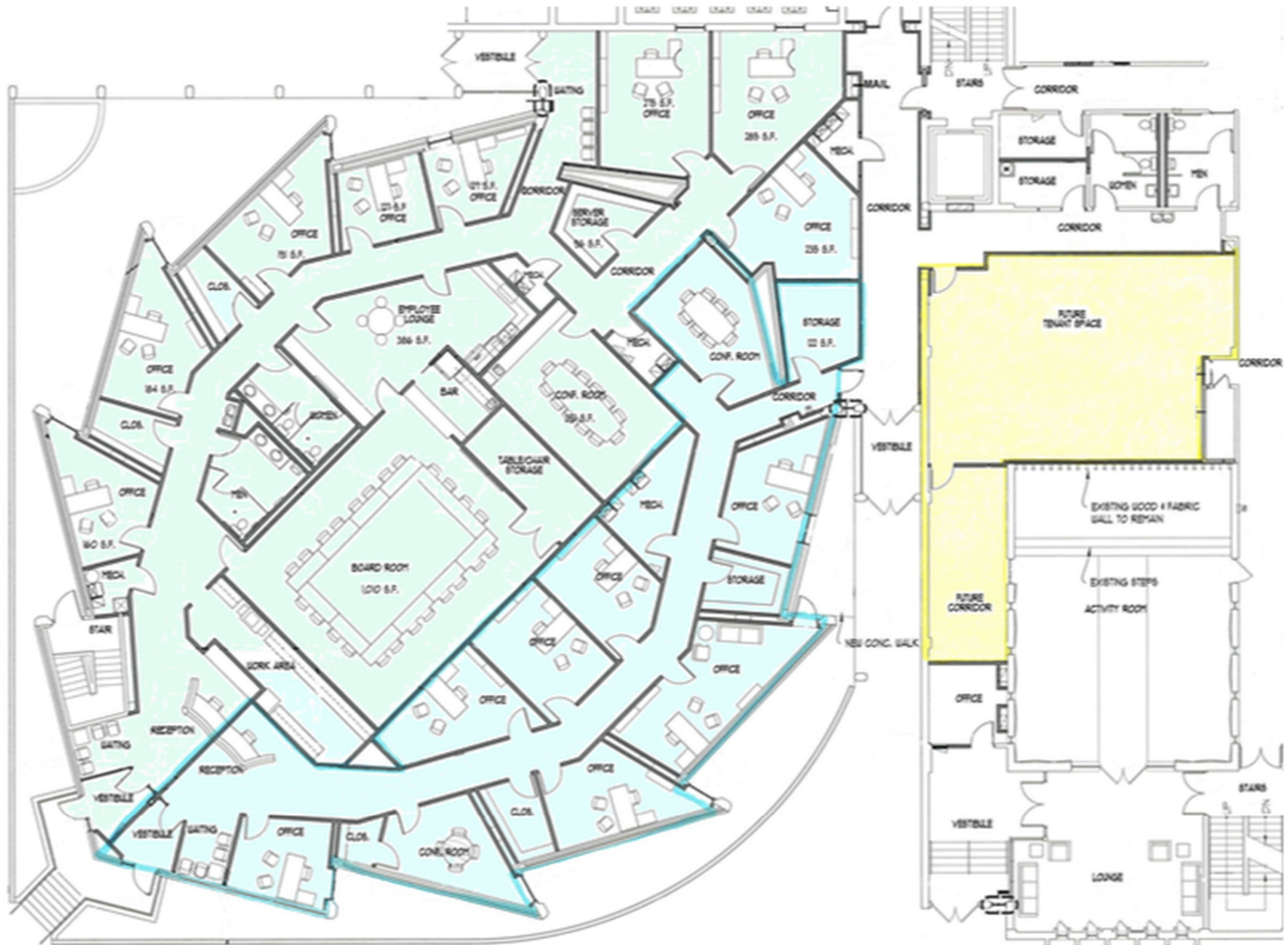
BUSINESS MAP

501 EAST CAPITOL AVENUE



COMMERCIAL 1ST FLOOR

501 EAST CAPITOL AVENUE
Commercial first floor



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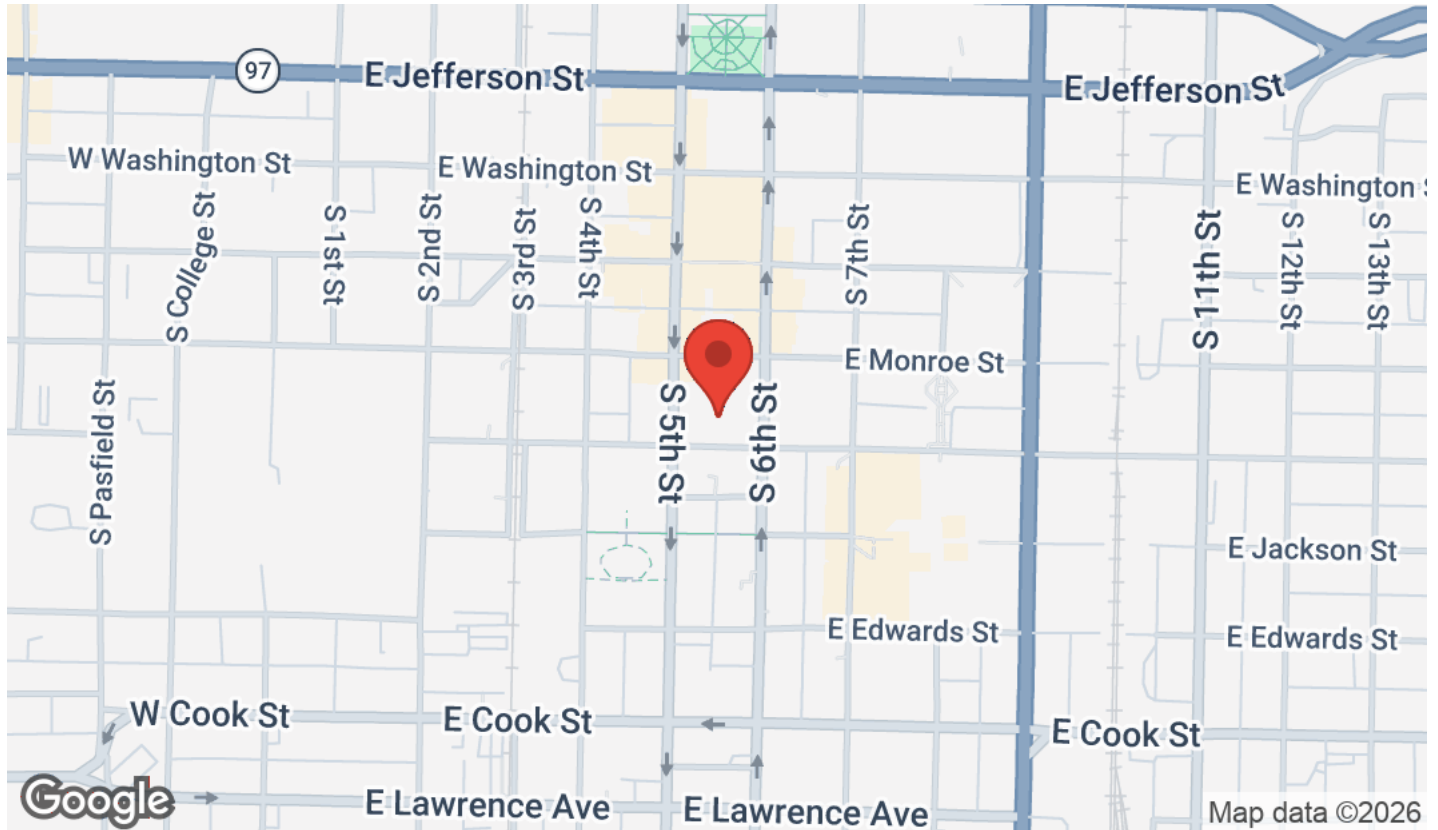


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LOCATION MAPS

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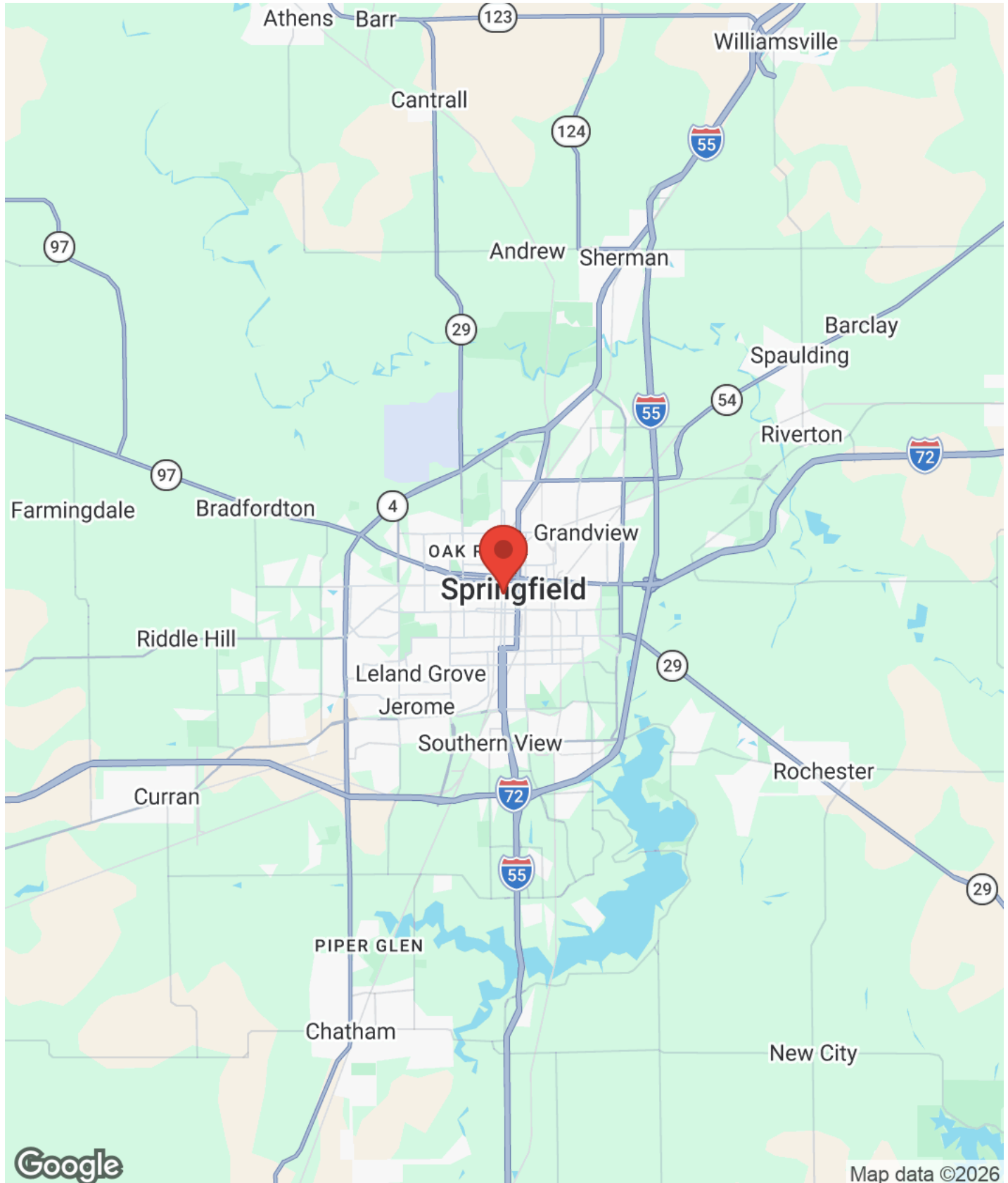
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REGIONAL MAP

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AERIAL MAP

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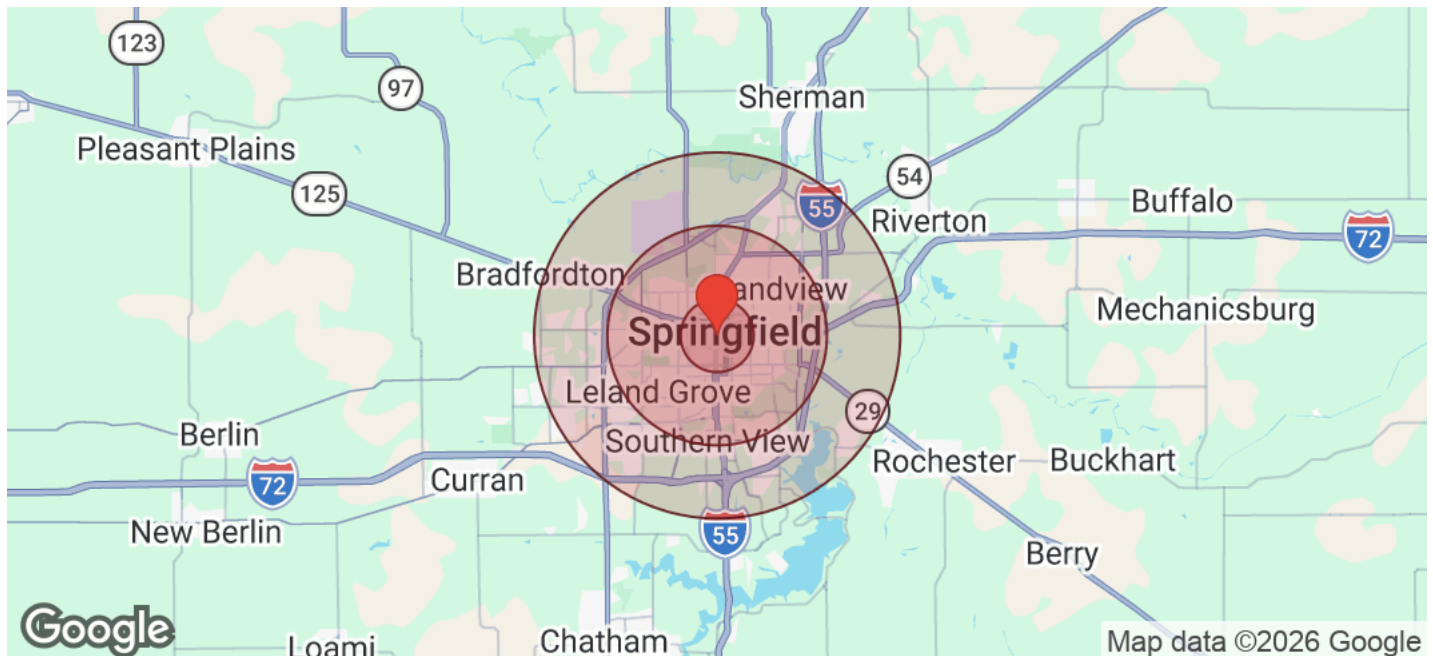
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DEMOGRAPHICS

501 EAST CAPITOL AVENUE



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,241	37,951	57,939
	Female	5,326	39,466	60,503
	Total Population	11,567	77,417	118,442
Race / Ethnicity	White	6,329	51,413	82,992
	Black	4,053	19,153	24,470
	Am In/AK Nat	14	85	118
	Hawaiian	7	23	24
	Hispanic	508	2,764	4,015
	Asian	242	1,324	3,079
	Multiracial	398	2,532	3,553
	Other	17	124	178
Housing	Total Units	6,429	40,474	60,647
	Occupied	5,565	36,310	54,964
	Owner Occupied	1,283	19,153	32,495
	Renter Occupied	4,282	17,157	22,469
	Vacant	864	4,164	5,684
Age	Ages 0 - 14	1,950	13,990	20,508
	Ages 15 - 24	1,661	9,597	14,582
	Ages 25 - 54	5,056	30,799	44,969
	Ages 55 - 64	1,417	9,493	14,761
	Ages 65+	1,482	13,539	23,622
Income	Median	\$41,942	\$55,035	\$65,204
	Under \$15k	1,193	5,343	6,751
	\$15k - \$25k	610	2,932	3,772
	\$25k - \$35k	451	2,970	3,832
	\$35k - \$50k	1,020	5,447	7,186
	\$50k - \$75k	950	6,374	9,485
	\$75k - \$100k	446	4,442	6,804
	\$100k - \$150k	443	4,987	9,232
	\$150k - \$200k	266	1,938	3,746
	Over \$200k	185	1,876	4,156



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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PROFESSIONAL BIO

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