

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3050 Stevenson Dr
Springfield, IL 62703

Well-Equipped Second-
Generation Restaurant Building
Near the Interstate & Lake
Springfield **For Lease**

BLAKE PRYOR

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COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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USE AGREEMENT



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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this freestanding Well-Equipped Second-Generation Restaurant Building Near the Interstate & Lake Springfield For Lease.

The property is a former Bob Evans restaurant featuring the classic country-living theme. The layout consists of a large kitchen, customer seating in a large dining area (remodeled in 2015), and two ADA-compliant restrooms (remodeled in 2015). The kitchen contains a 23.5' heat capture hood ventilation system, a 12' grease hood ventilation system, 1-21.5' x 12.5' walk-in cooler, and 1-15' x 6.25' walk-in freezer. Also, there is a 3-compartment sink, a vegetable prep sink, 2 handwashing sinks, a dishwashing tank, a 100-gal water heater, and various other fixtures and equipment that remain with the building.

The site is located near the signalized intersection of S. Dirksen Pkwy (a main retail artery – 12,000 AADT) and Stevenson Dr (16,600 AADT) on the southeast side of Springfield. It has 175' of frontage on Stevenson Dr 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, and Lake Springfield, a 4,200-acre reservoir and major Central Illinois recreation center offering boating, fishing, and water sports. The lake encompasses 735 residential sites, 8 public parks, and attracts a substantial annual footfall of 600,000 recreational enthusiasts. Nearby businesses include several luxury hotel chains to accommodate business travelers and visitors (IHG, Marriott, and Wyndham), and popular dining establishments that bolster the local 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. The area anticipates multiple upcoming developments, including a QuikTrip convenience store next to the site (broke ground), a 3-story Home2 Suites by Hilton hotel, a cannabis dispensary, and a Five Below (all expected in 2024) to elevate the overall appeal even further.

PROPERTY INFORMATION

ADDRESS	3050 Stevenson Dr, Springfield, IL 62703
AVAILABLE SPACE	6,241 SF
LEASE RATE	\$14.00 / SF / Absolute NNN
ZONING	B-1, Highway Business District
YEAR BUILT REMODELED	1992 2015
PARKING	69 Spaces



AERIAL



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Springfield, IL

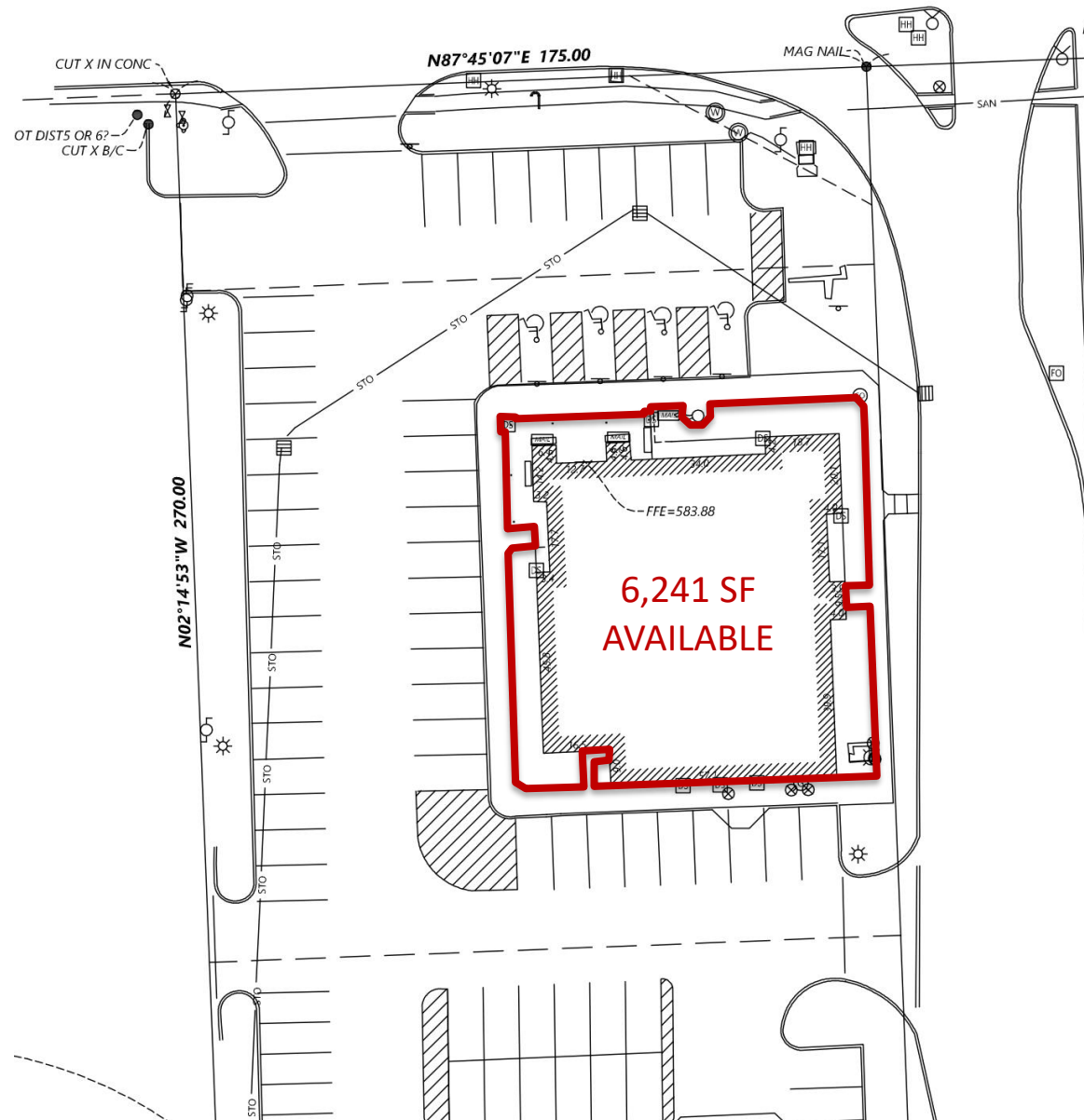
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SURVEY



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Front of the House



INTERIOR PHOTOS



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Back of the House



DEMOGRAPHICS



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POPULATION

1-MILES 3-MILES 5-MILES

2010 Population (Census)	4,785	35,116	96,784
2023 Population	4,691	34,979	96,874
2028 Population (Projected)	4,611	34,802	97,113

HOUSEHOLDS

1-MILES 3-MILES 5-MILES

2023 Households	2,088	14,443	42,810
2028 Households (Projected)	2,048	14,361	42,900

INCOME

1-MILES 3-MILES 5-MILES

2023 Per Capita Income	\$28,663	\$30,621	\$34,602
2023 Median Household Income	\$53,666	\$58,525	\$61,761
2023 Average Household Income	\$64,419	\$74,161	\$78,300



CONTACT



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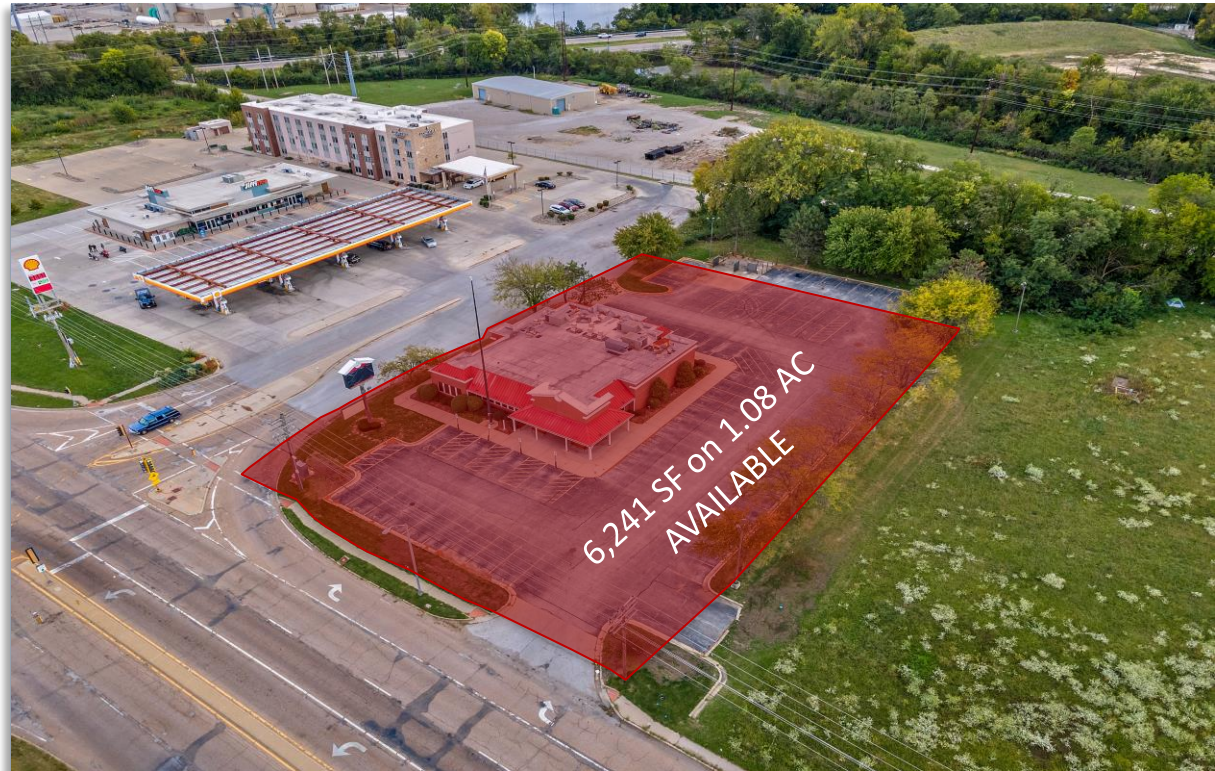
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PROPERTY HIGHLIGHTS

- Second-Generation Restaurant Bldg
- Main Retail Artery & Near Interstate
- Signalized Intersection
- Furniture, Fixtures, & Equipment Stays
- Front of the House Remodeled (2015)
- Several Nearby Upcoming Developments