

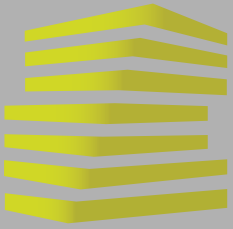
PLUMMER PLAZA

75 W. PLUMMER BLVD

CHATHAM, IL



LOCATION.
commercial real estate



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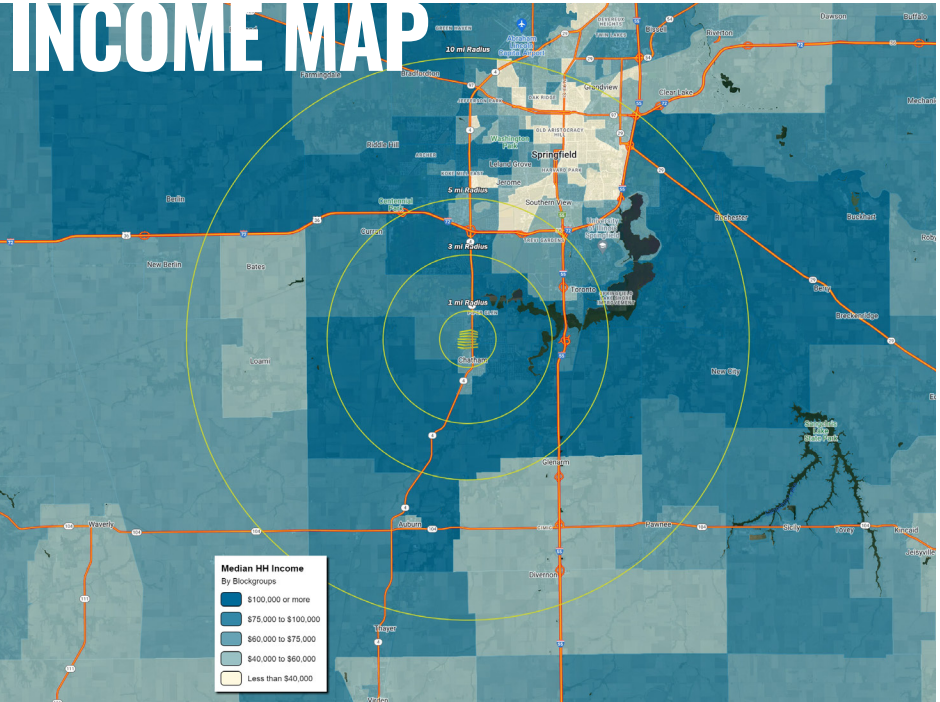
NEIGHBORHOOD VIBE

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INCOME MAP



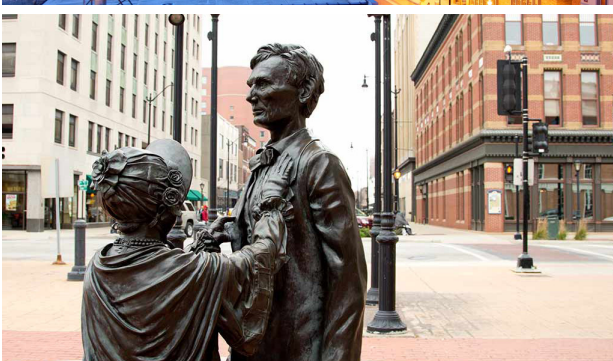
Situated in central Illinois, Chatham is a part of the Springfield MSA. Springfield is the state capital of Illinois and the state's 6th most populous city. Springfield is well known for being the home of Abraham Lincoln, who lived there from 1837-1861. Major tourist attractions include multiple sites 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 17,500 people across Sangamon County. Other major employers include Memorial Medical Center (5,854), St. John's Hospital (3,096), Springfield Public Schools (2,095) and Springfield Clinic LLP (2,039).

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).

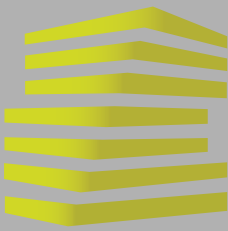
ANNUAL DEMOGRAPHICS

	1MI	3MI	5MI	10MI
POPULATION	7,317	16,770	29,515	145,731
HOUSEHOLDS	2,947	6,510	12,191	64,163
AVG HH INCOME	\$111,727	\$138,054	\$139,276	\$102,908



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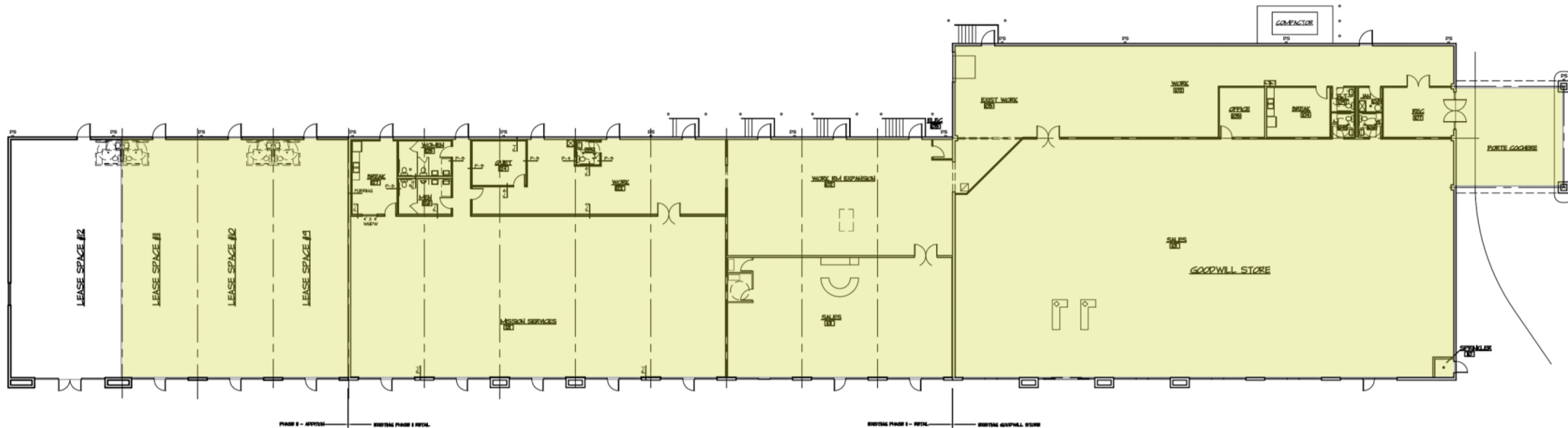
FLOOR PLAN

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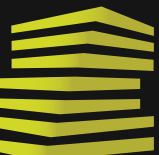
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1,300 - 28,250 SF AVAILABLE



OVERALL BUILDING FLOOR PLAN
SCALE: 3/32" = 1'-0"

- FLEXIBLE 1,300 - 28,250 SQ FT OPTIONS AVAILABLE FOR LEASE
- STRATEGICALLY PLACED AT THE TRADE AREA'S CENTER
- EXCELLENT VISIBILITY IN A BUSTLING AREA WITH 17,400 VEHICLES PER DAY ON ILLINOIS ROUTE 4
- THRIVING RETAIL ENVIRONMENT WITH A VARIETY OF NEARBY AREA COTENANTS INCLUDING COUNTRY MARKET GROCERY STORE, ACE HARDWARE, PET SUPPLIES PLUS, AND WALGREENS
- SURROUNDED BY DENSELY POPULATED RESIDENTIAL COMMUNITIES
- PLEASE CALL BROKER FOR PRICING



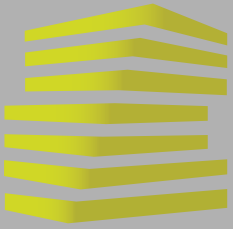
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PLUMMER PLAZA MARKET AERIAL

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SITE

GLENWOOD HIGH SCHOOL
1,505 STUDENTS

DOLLAR GENERAL

Hospital Sisters
HEALTH SYSTEM

ACE
The Medical Office

Walgreens

BRICKS OPEN!
County Market
snap
FITNESS 24/7
PET SUPPLIES PLUS

Casey's

Best Buy



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