

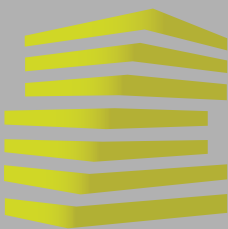
PLUMMER PLAZA

75 W. PLUMMER BLVD

CHATHAM, IL



LOCATION.
commercial real estate

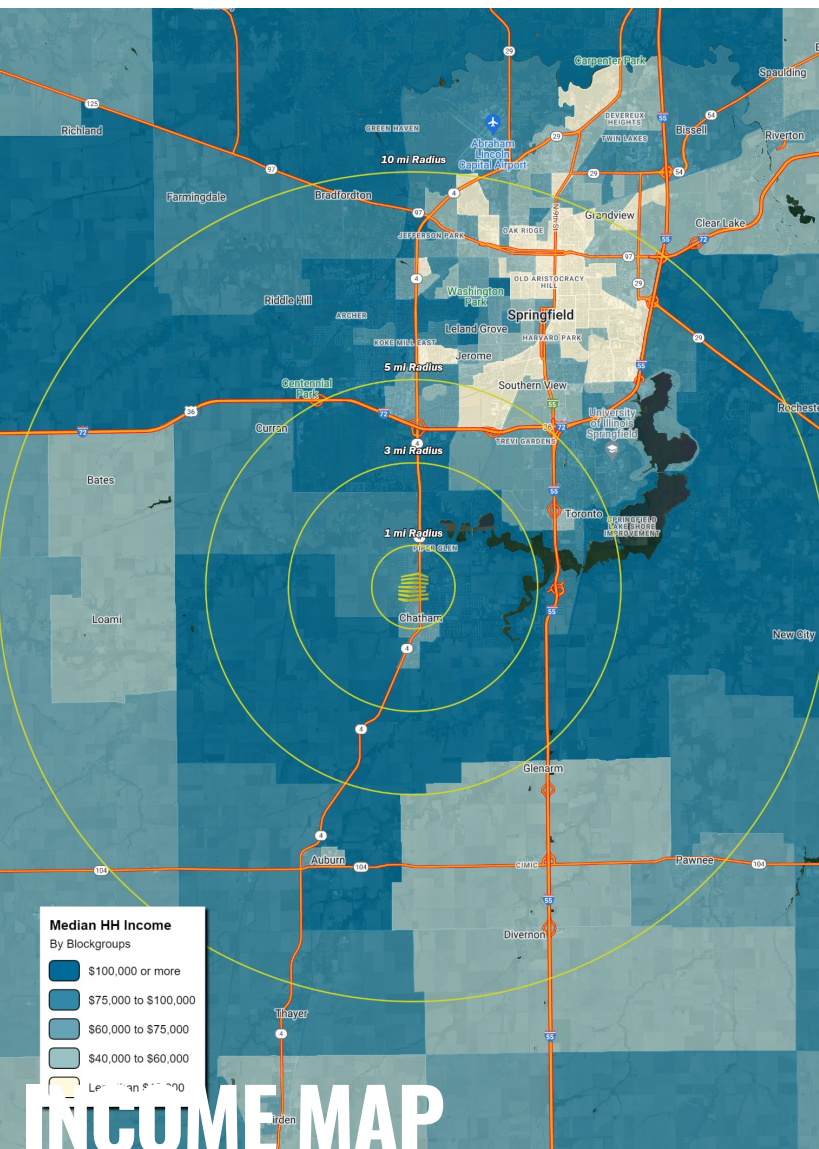


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NEIGHBORHOOD VIBE

ALEX APTER | JOE LODES

314.818.1562 (DIRECT) | 314.818.1564 (DIRECT)
 314.488.5900 (MOBILE) | 314.852.8234 (MOBILE)
 Alex@LocationCRE.com | Joe@LocationCRE.com



TRADE AREA OVERVIEW

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).

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	7,317	16,770	29,515
HOUSEHOLDS	2,947	6,510	12,191
EMPLOYEES	1,804	2,608	12,020
MED HH INCOME	\$111,727	\$138,054	\$139,276

AREA RETAIL | RESTAURANTS

DOLLAR GENERAL®

Casey's

ACE
The helpful place.

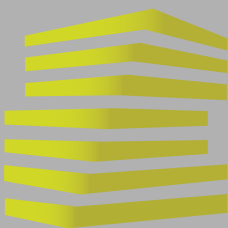
**PET
SUPPLIES
PLUS**

Walgreens



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FLOOR PLAN

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1,300 - 26,427 SF AVAILABLE



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

- FLEXIBLE 1,300 - 26,427 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

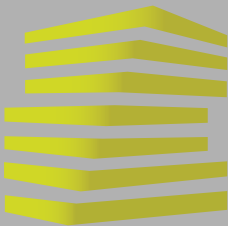


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MARKET AERIAL

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