

WHITE OAKS PLAZA

SPRINGFIELD, IL



LOWE'S

GFS
Marketplace
JOANN

LANE BRYANT
Buckle
carter's
GameStop

SALLY
BEAUTY
Bath
Works

five BELOW
petco
ULTA
LENSCRAFTERS

KOHL'S

TJ-MAXX

BIG
LOTS

SIERRA
TRADING POST

HomeGoods

McALISTER'S
PIZZA

Olive
Garden

Chili's

Red Robin

DXL
MENS APPAREL

DISCOUNT
TIRE

SKECHERS

AspenDental

BURGER
KING

usbank

S Veterans Pkwy 16,300 (2023)

4

TEXAS
RANGERS

W Iles Ave

WHITE OAKS MALL
Simon Property Group
920,000 SF, \$360/sf

DICK'S
SPORTING GOODS

macy's

Michaels

ESPORTA

MALIBU JACK'S
INDOOR THEME PARK



LOCATION.
commercial real estate



WHITE OAKS PLAZA

NEIGHBORHOOD VIBE

JOE LODES

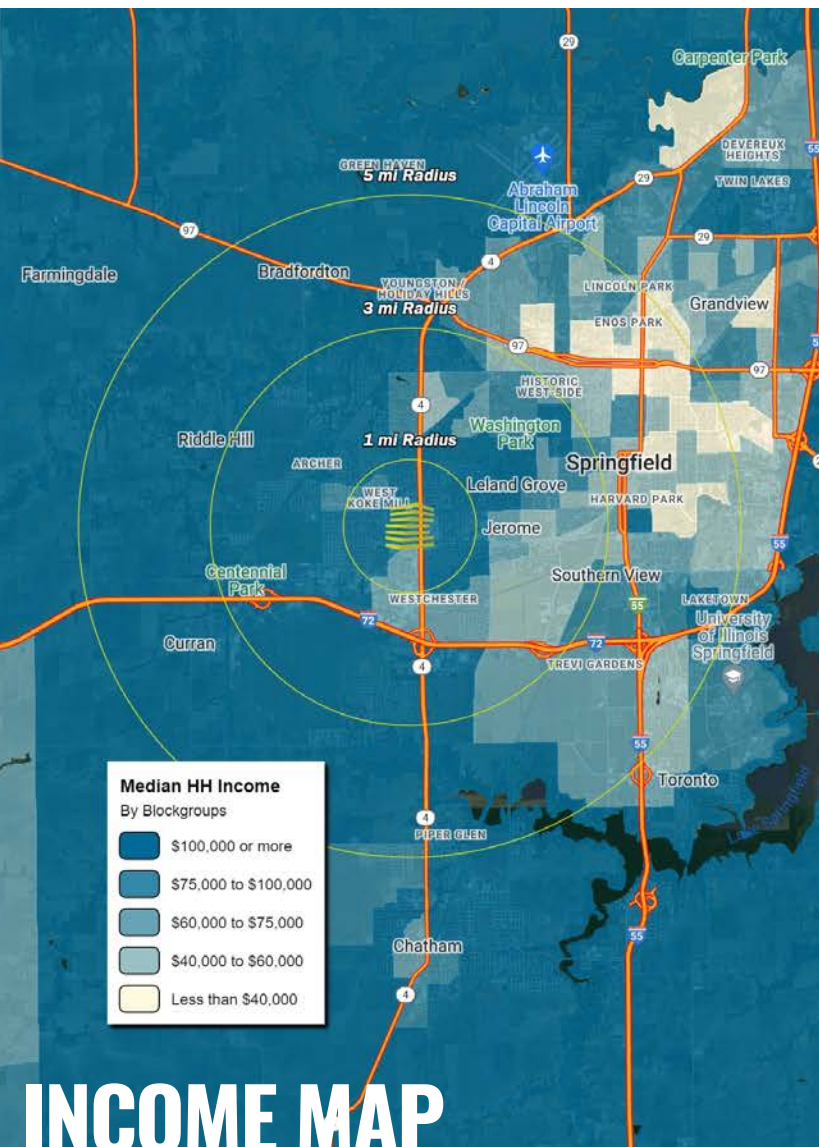
314.818.1554 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

BILL SIEMS

314.818.1566 (DIRECT)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

Springfield, Illinois is the state capital of Illinois, the county seat of Sangamon County, 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	7,515	50,057	97,094
HOUSEHOLDS	3,582	23,839	44,691
EMPLOYEES	11,049	27,893	68,687
MED HH INCOME	\$132,433	\$117,301	\$96,582

SURROUNDING RETAIL



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

WHITE OAKS PLAZA

SITE PLAN + DETAILS

JOE LODES

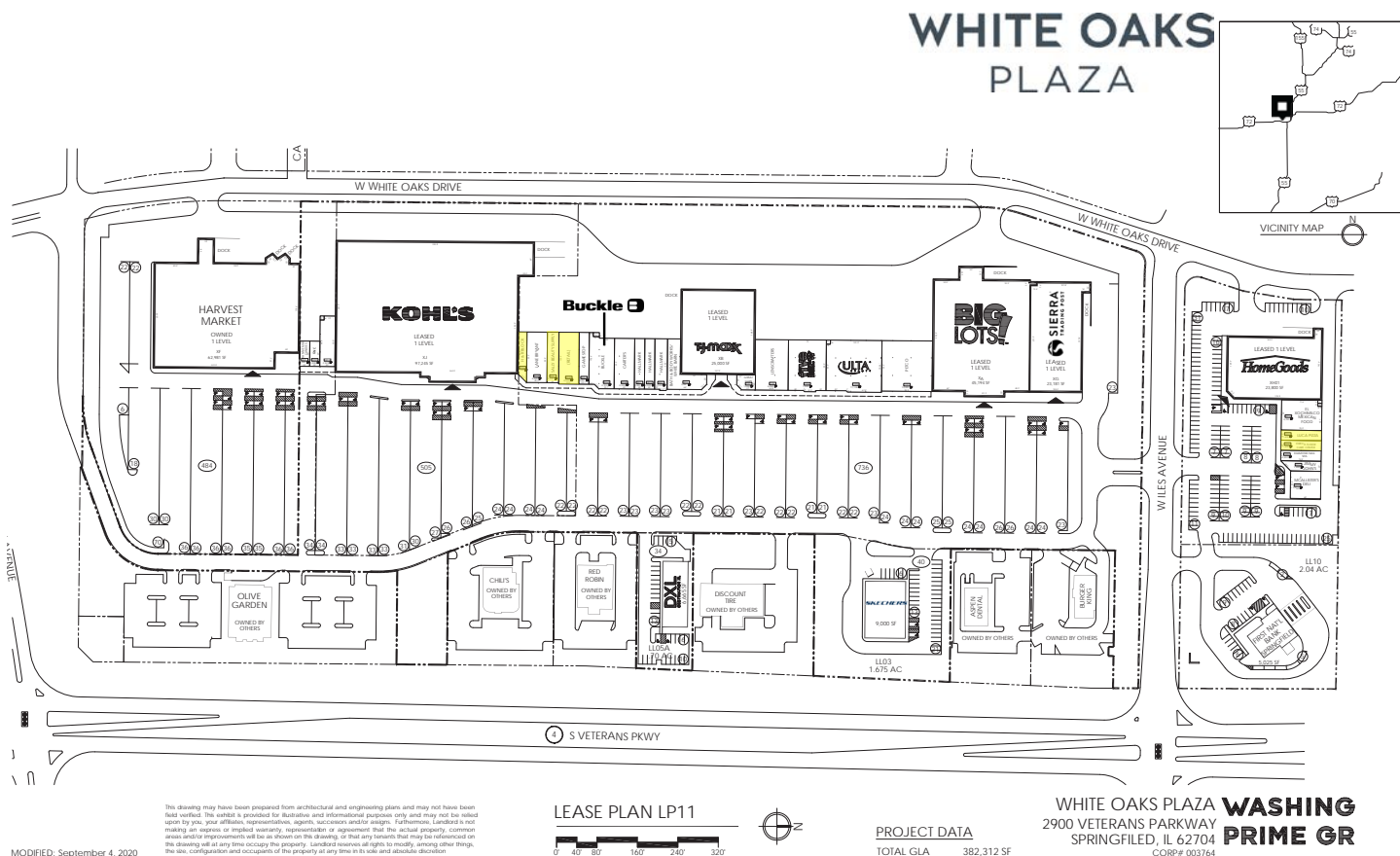
314.818.1554 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

BILL SIEMS

314.818.1566 (DIRECT)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



Suite	Tenant	SF
A01	Fannie May Candies	1,000
A02	GNC	1,000
A03	Consumer Cellular	2,949
XJ	Kohl's	97,245
BO1A	AVAILABLE	1,528
BO1B	Lane Bryant	4,040
BO2	AVAILABLE	2,300
BO3B	AVAILABLE	4,093
BO4A	Gamestop	2,057
BO6A	Buckle	4,993
BO6B	Carter's	4,000
BO7-BO9	Hallmark	6,534
BI2	Bath & Body Works/White Barn	4,087
XB	TJ Maxx	25,000
CO1	Great Clips	1,080
CO2	Lenscrafters	6,500
CO3B	Five Below	7,559
CO7A	Ulta	11,108
CO9	Petco	10,000
XA	Big Lots	45,194
XG	Sierra	23,181
XH01	HomeGoods	23,800
DO1A	El Xochimilco Mexican Food	4,700
DO3	AVAILABLE (Former Restuarant)	1,600
DO4	AVAILABLE	1,600
DO5	Diamond Nail Spa	1,853
DO6	Jimmy John's	1,400
DO9	McAllister's Deli	3,280
LL05A	DXL	6,685
LL03	Skechers	9,000
LL10	US Bank	5,025

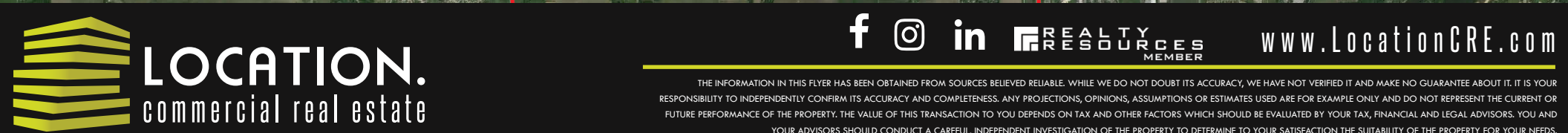
- SMALL SHOP AND PAD SITE AVAILABLE
- 1,600 SF FORMER RESTAURANT AVAILABLE
- 1,528 SF - 6,393 SF SMALL SHOP SPACES AVAILABLE
- REGIONAL LOCATION ACROSS FROM WHITE OAKS MALL
- EXCELLENT VISIBILITY TO VETERANS PARKWAY
- CALL BROKER FOR PRICING



314.818.1554 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

314.818.1566 (DIRECT)
314.363.8327 (MOBILE)
Bill@LocationCRE.com







**REALTY
RESOURCES**
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.