



OUTPARCEL STRIP CENTER OFFERING

2800 Southwest Plaza Drive, Springfield, IL



LOCATION.
commercial real estate

2800 SOUTHWEST PLAZA DR



FIRM



All About EYES

peopleready
A STATE OF MISSOURI
EMPLOYMENT
EXCHANGE

**THE VITAMIN
SHOPPE**

LOCATION. COMMERCIAL REAL ESTATE

231 S. BEMISTON AVE | SUITE 300 | ST. LOUIS, MO
LOCATIONCRE.COM

The information in this document 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 of the suitability of the property for your needs.

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2800 SOUTHWEST PLAZA DR

INVESTMENT OVERVIEW



Price: \$4,095,000

7.75% Cap Rate

NOI **\$317,469**

Price PSF **\$345.00**

Occupancy **100%**

WALT **3.61 Years**

Building Size **11,873 SF**

Parcel Size **1.28 +/- Acres**

Year Built **2012**

- **100% Occupied outparcel retail strip center**
- **Mix of national and regional tenants**
- **All tenants are NNN leases**

SPRINGFIELD, IL MSA

- **4th largest MSA in Illinois**
- **6th largest city in Illinois**
- **207,761 Springfield MSA population**
- **\$122,681 Average Household Income within a 3 mile radius of the property**

2800 SOUTHWEST PLAZA DR

INVESTMENT SUMMARY



2800 SOUTHWEST PLAZA DRIVE

TENANT ROSTER

TENANT	SQUARE FOOTAGE	LEASE EXP	LEASE TYPE
All About EYES	2,800 SF	11/30/2027	NNN
THE VITAMIN SHOPPE	2,800 SF	10/31/2030	NNN
MATTRESS FIRM	4,500 SF	10/31/2028	NNN
peopleready A TRUEBLUE COMPANY	1,773 SF	12/31/2030	NNN

INVESTMENT HIGHLIGHTS

- Outparcel to Southwest Plaza Shopping Center with Academy Sports
- National and regional tenants with 11+ year tenure
- Recent Capital Improvements: Parking lot replaced in 2023
- Located in main retail corridor surrounded by national retailers including Academy Sports, Walmart, Target, Lowes, Hobby Lobby, Best Buy, Kohls, and across from the super regional White Oaks Mall
- High traffic location - 30,800+ VPD on South Veterans Pkwy

2800 SOUTHWEST PLAZA DR

SITE OVERVIEW



1 mile 3 miles 5 miles

POPULATION	5,155	44,592	101,042
HOUSEHOLDS	2,399	20,798	45,500
EMPLOYEES	7,938	26,621	66,095
AVG HH INCOME	\$119,127	\$122,681	\$100,537

The Springfield and Sangamon County area is home to global leaders in enterprises that include healthcare, manufacturing, professional business services, technology and more.

MAJOR EMPLOYERS



5 mi Radius

3 mi Radius

1 mi Radius

Google Maps

2800 SOUTHWEST PLAZA DR

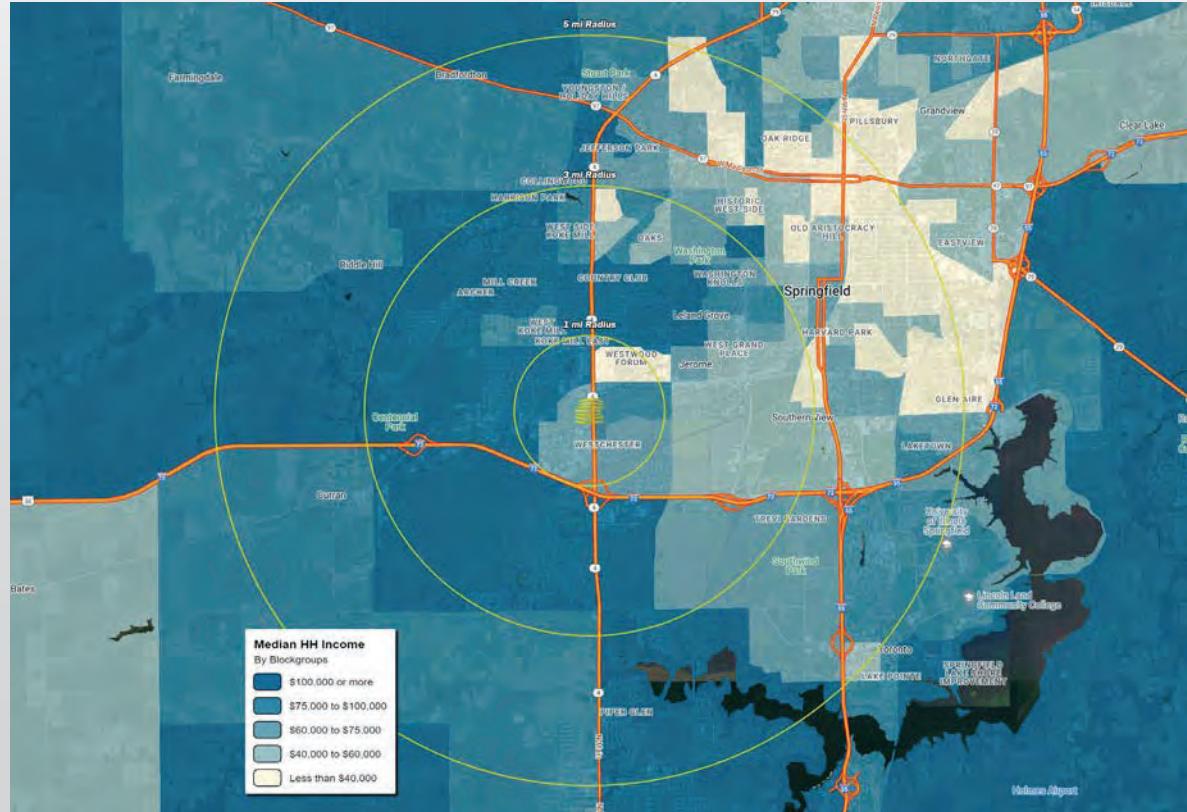
TRADE AREA OVERVIEW



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.

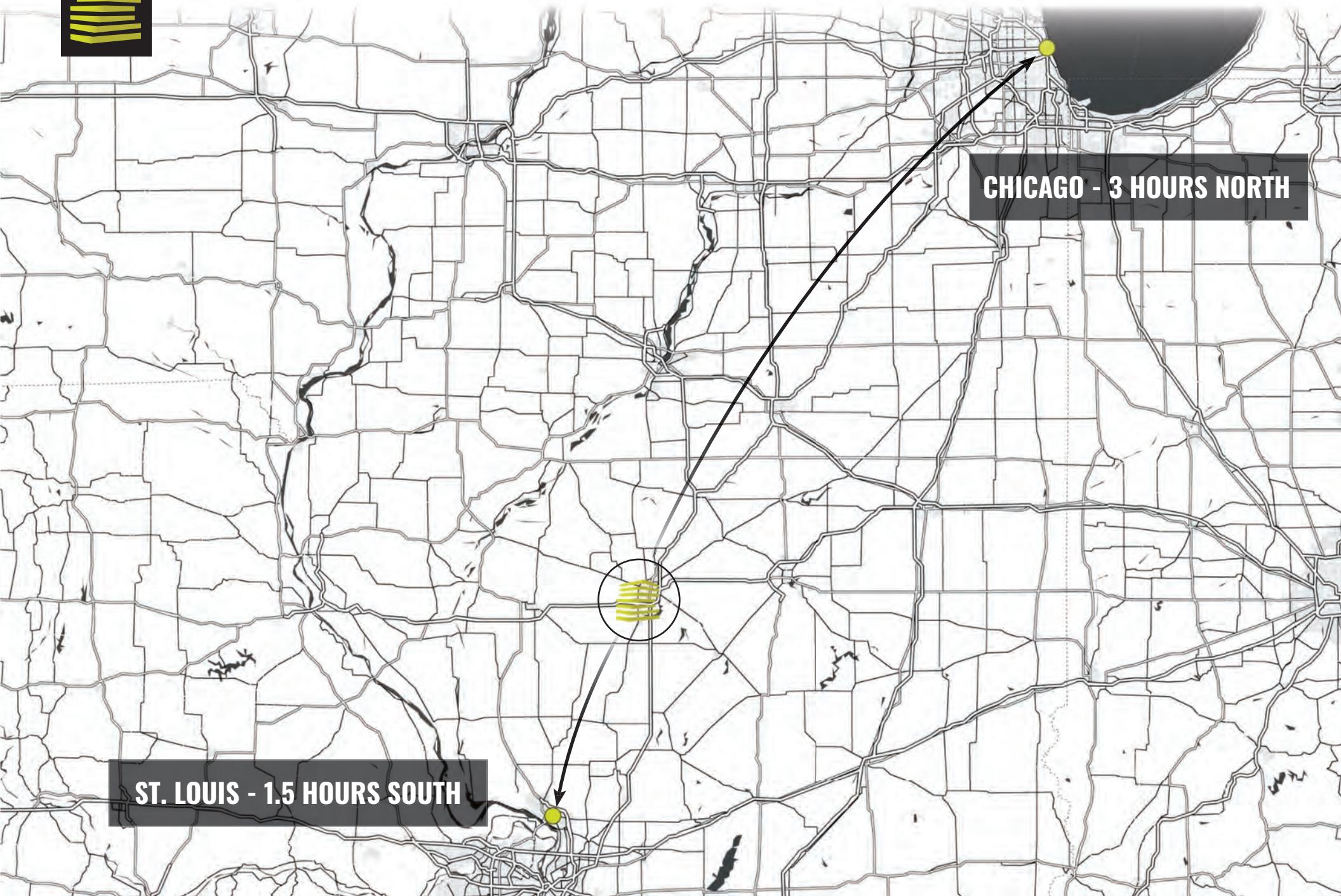
Many of the jobs in Springfield center around state government. The State of Illinois is the city and county's largest employer, employing 17,800 people across Sangamon County. Other major employers include Memorial Medical Center (5,238), HSHS St. John's Hospital (4,434), Springfield Public Schools (2,130) and Springfield Clinic LLP (3,500).

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).



2800 SOUTHWEST PLAZA DR

REGIONAL MAP



ST. LOUIS - 1.5 HOURS SOUTH

CHICAGO - 3 HOURS NORTH

2800 SOUTHWEST PLAZA DR

Z O O M A E R I A L



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M I D A E R I A L

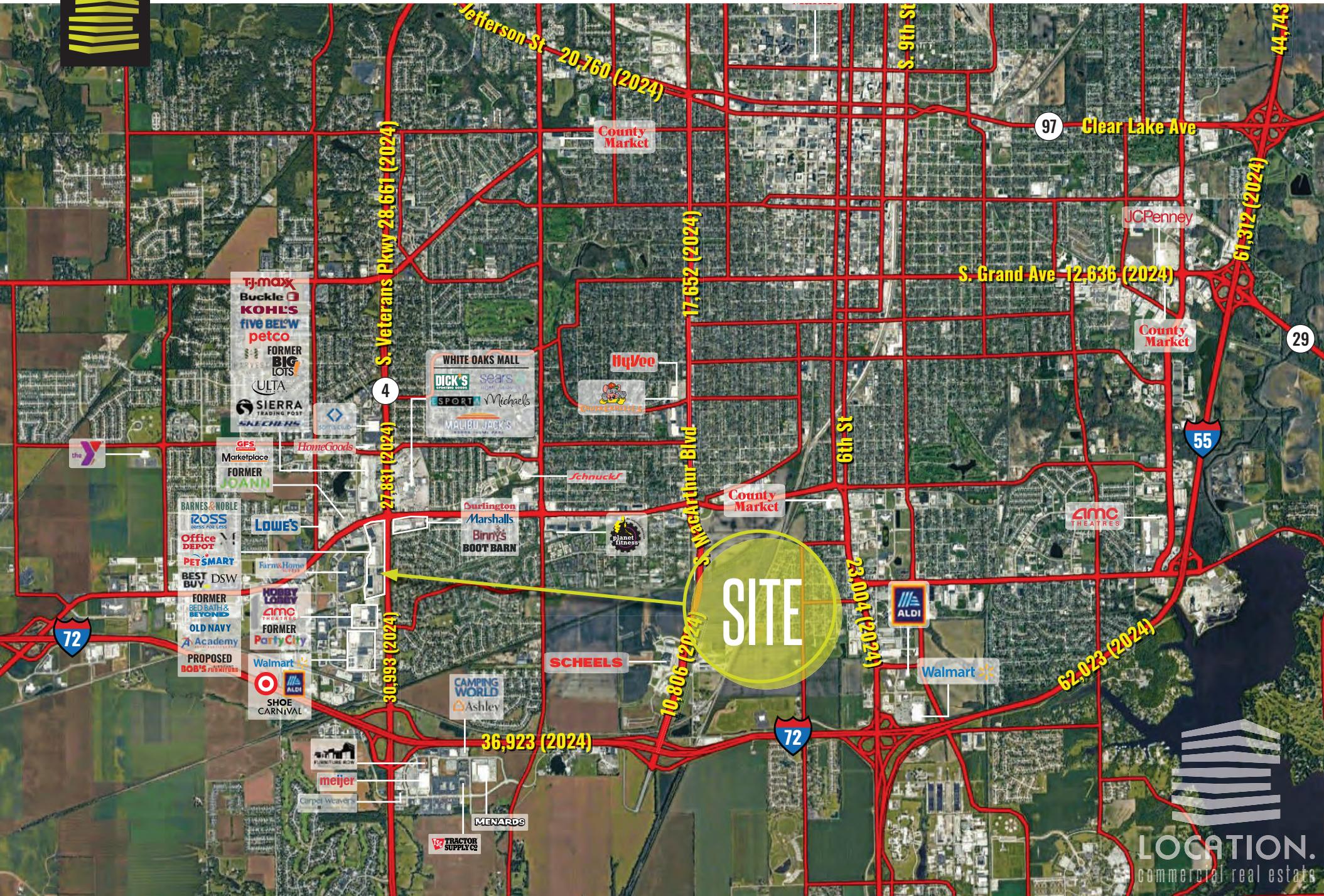


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M A R K E T A E R I A L



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2800 SOUTHWEST PLAZA DR

NORTH BOUND VIEW



2800 SOUTHWEST PLAZA DR

SOUTHBOUND VIEW



2800 SOUTHWEST PLAZA DR

PROPERTY SPECIFICATIONS



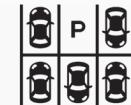
TOTAL BUILDING AREA

11,873 SF



YEAR BUILT

2012



TOTAL PARKING STALLS

61



OVERALL PARKING RATIO

5.13 : 1,000

ZONING

B1 HIGH BUSINESS SERVICE DISTRICT

PARKING LOT

REPLACED IN 2023



LAND

1.28 ACRES +/-

2800 SOUTHWEST PLAZA DR

TENANT OVERVIEW



All About EYES

Founded in 2005 by Harlan D. Hankins, II and Chad A. Wolenhaupt, All About Eyes has become a leader in retail optical, offering state-of-the-art products and exceptional customer service. Initially based in Bloomington, the company quickly expanded, moving to a larger facility in 2009 due to increased manufacturing demands. By 2011, it grew to 14 stores and planned to invest in digital lens manufacturing. Despite unforeseen challenges, All About Eyes partnered with a leading optical lab in Normal, Illinois, and has grown to 23 stores, continually maintaining its commitment to quality and customer service.



THE VITAMIN SHOPPE

Since 1977, The Vitamin Shoppe® has committed to enhancing wellness by offering a broad range of high-quality supplements, proteins, weight support products, aromatherapy, herbs, superfoods, and natural beauty items. Available online, via their app, and in over 700 stores nationwide, The Vitamin Shoppe® provides more than just vitamins, supporting diverse definitions of being your best self.

MATTRESS FIRM

For the past 90 years, Mattress Firm and their family of companies have been delivering better sleep by matching customers with their 'perfect mattress at the perfect price'. What started as a few stores has grown into America's largest specialty mattress store, with more than 2,400 neighborhood stores in 49 states.

peopleready A TRUEBLUE COMPANY

PeopleReady, a TrueBlue company (NYSE: TBI), specializes in quick and reliable on-demand labor and highly skilled workers. PeopleReady supports a wide range of industries, including construction, manufacturing and logistics, retail and hospitality. Leveraging its top-rated JobStack staffing app, hundreds of local teams, PeopleReady connects thousands of businesses with job seekers each year across all 50 states.

Gross Leasable Area:
2,800 SF

Lease Commencement:
12/1/2012

Lease Expiration:
11/30/2027

Option Terms:
One (1) - 5 Years

Pro Rata Share:
23.58%

Gross Leasable Area:
2,800 SF

Lease Commencement:
11/1/2012

Lease Expiration:
10/31/2030

Option Terms:
Three (3) - 5 Years

Pro Rata Share:
23.58%

Gross Leasable Area:
4,500 SF

Lease Commencement:
10/1/2012

Lease Expiration:
10/31/2028

Option Terms:
Two (2) - 5 Years

Pro Rata Share:
37.9%

Gross Leasable Area:
1,773 SF

Lease Commencement:
1/1/2026

Lease Expiration:
12/31/2030

Option Terms:
Three (3) - 3 Years

Pro Rata Share:
14.93%



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