

# 2800 S. MACARTHUR BLVD.



**LEGACY**  
COMMERCIAL PROPERTY

2800 S. MACARTHUR BLVD., SPRINGFIELD, IL 62704

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 2800 S MACARTHUR BLVD (9001) in Springfield, IL. This well-managed retail or office space has strongly visible on the SE corner of S Macarthur & Summit Ave with up to 1750 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 1,750 SF building is located near the heart of the Springfield business district and is ready for its next generation of retail. This property is a well-known retail staple of the Springfield community for years and offers landmark recognition & engaging signage. Give our team of Sangamon County leasing experts a call at 847-904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the SE corner of S Macarthur & Summit Ave.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	1
Available SF:	
Lot Size:	0.25 Acres
Building Size:	1,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,414	36,694	59,238
Total Population	10,184	71,669	119,058
Average HH Income	\$58,478	\$64,986	\$65,728

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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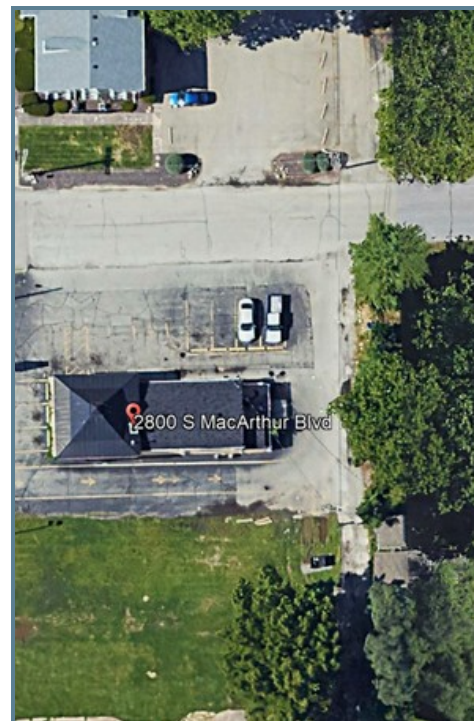
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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ADDITIONAL PHOTOS



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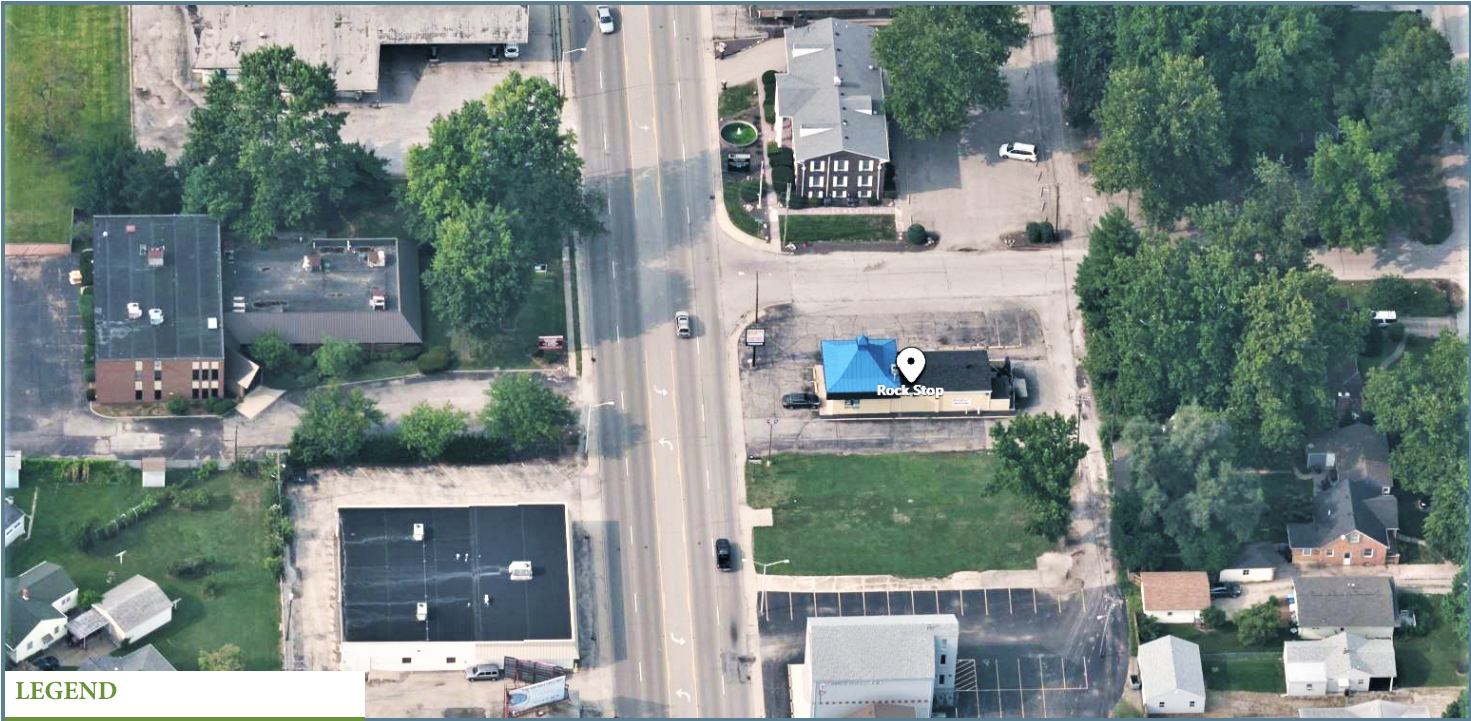
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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



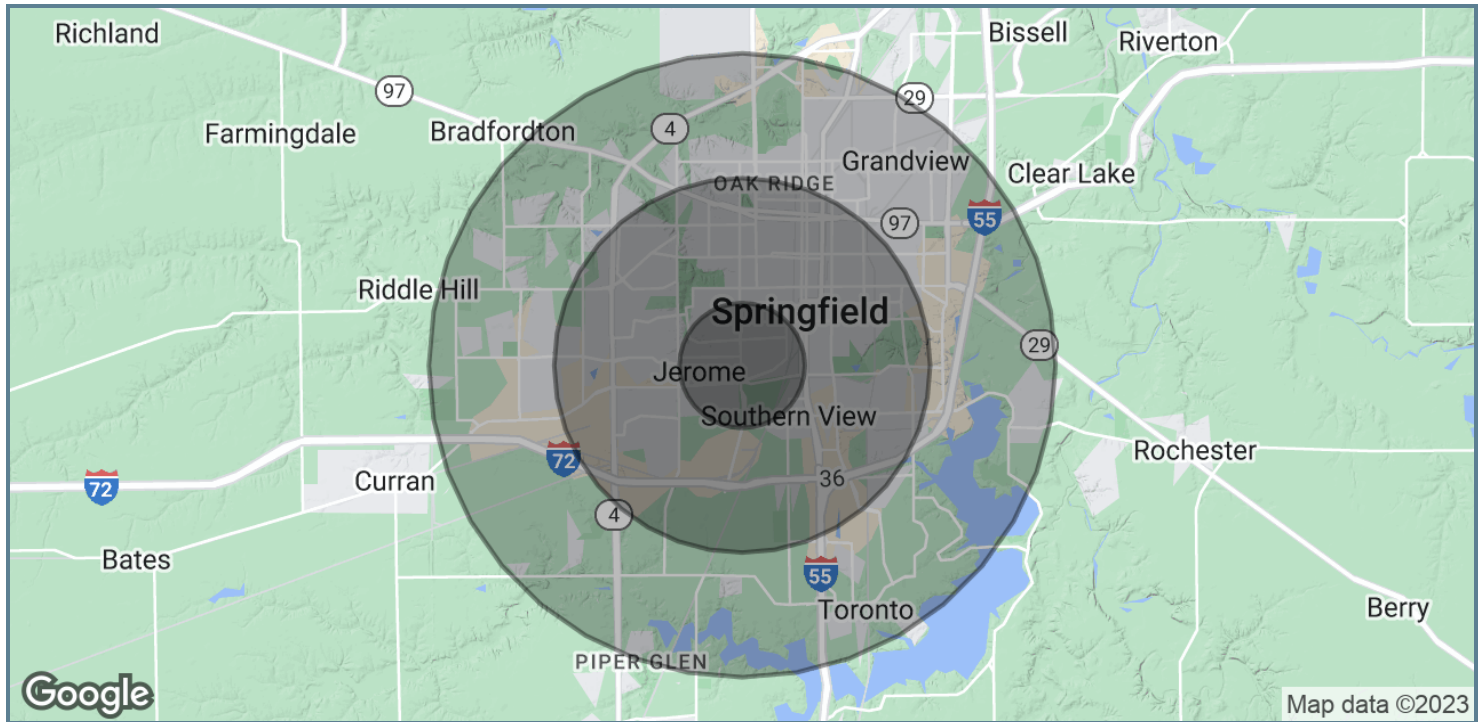
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,184	71,669	119,058
Average Age	37.3	41.0	40.2
Average Age (Male)	37.3	38.9	38.1
Average Age (Female)	40.2	42.9	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,414	36,694	59,238
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$58,478	\$64,986	\$65,728
Average House Value	\$104,709	\$120,645	\$123,728

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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