



TARTAN

Retail Development– Walmart Outlot

2730 N Dirksen Parkway, Springfield, IL

Up to 8,400 SF Available (Divisible)

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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Total Population	3,601	16,074	29,671
Avg. Income	\$73,755	\$58,040	\$52,743
Total Employees	3,090	6,547	19,459
Traffic Counts	Dirksen:		
CPD	26,000		

AREA TENANTS



DEVELOPMENT HIGHLIGHTS

- New 8,400 SF development adjacent to a new free-standing Panda Express
- Direct access to I-55 with more than 43,500 cars per day
- High barrier to entry market
- Close proximity to the Illinois State Fair which has more than 960,000 visitors annually
- Anticipated delivery in Q2-Q3 2017

All information has been obtained from reliable sources. No liability for errors or omissions is assumed. Listing may be withdrawn or terms changed at any time.

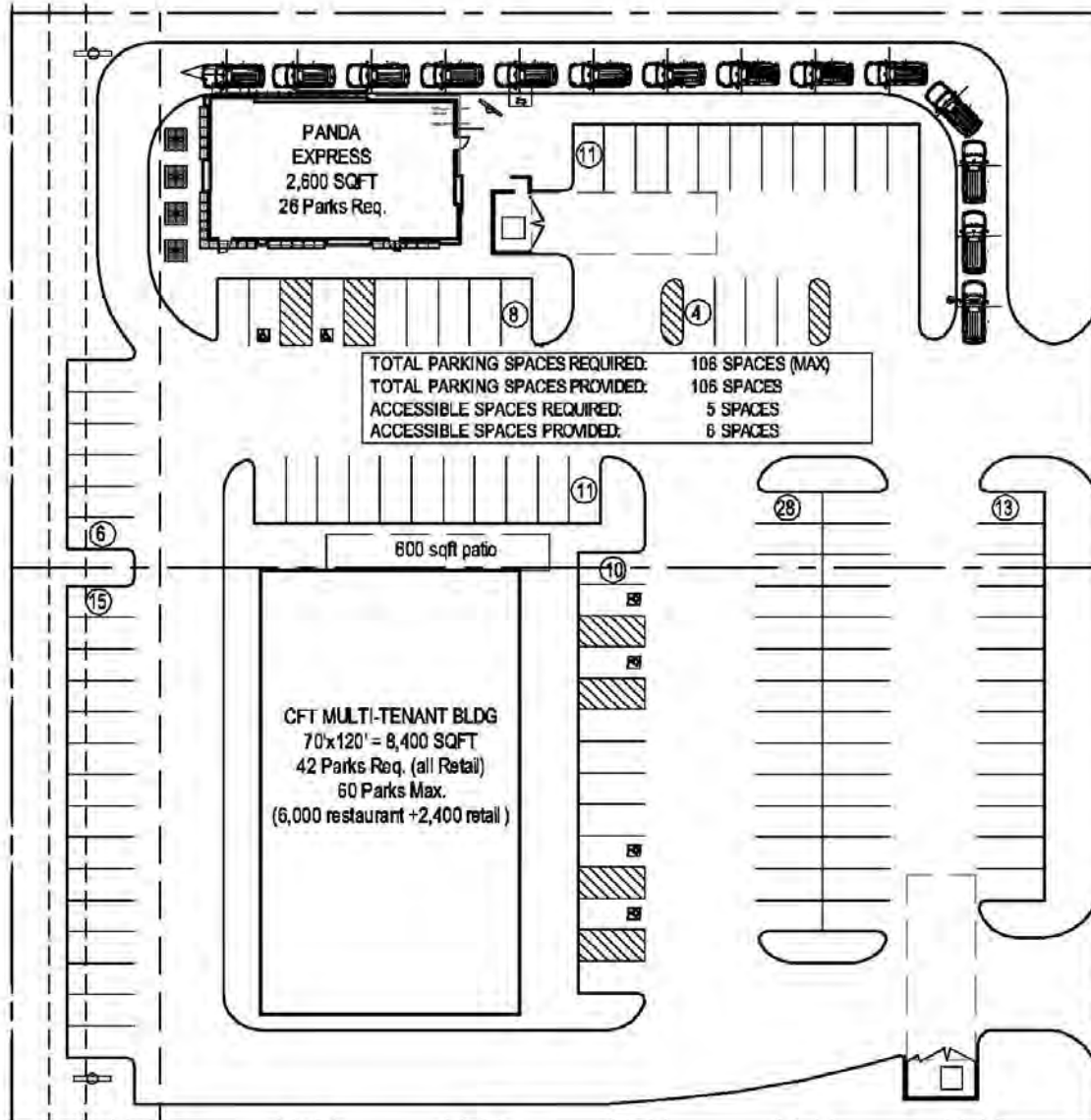


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Site Plan

PX LOT: 1.01 AC (43,995.6 sqft)
 PX Parking Required: 26
 PX Parking Provided: 46

GFT Retail Lot: 1.01 AC (43,995.6 sqft)
 Parking Required: 39 to 60
 Parking Provided: 60



SPRINGFIELD, IL - D5166

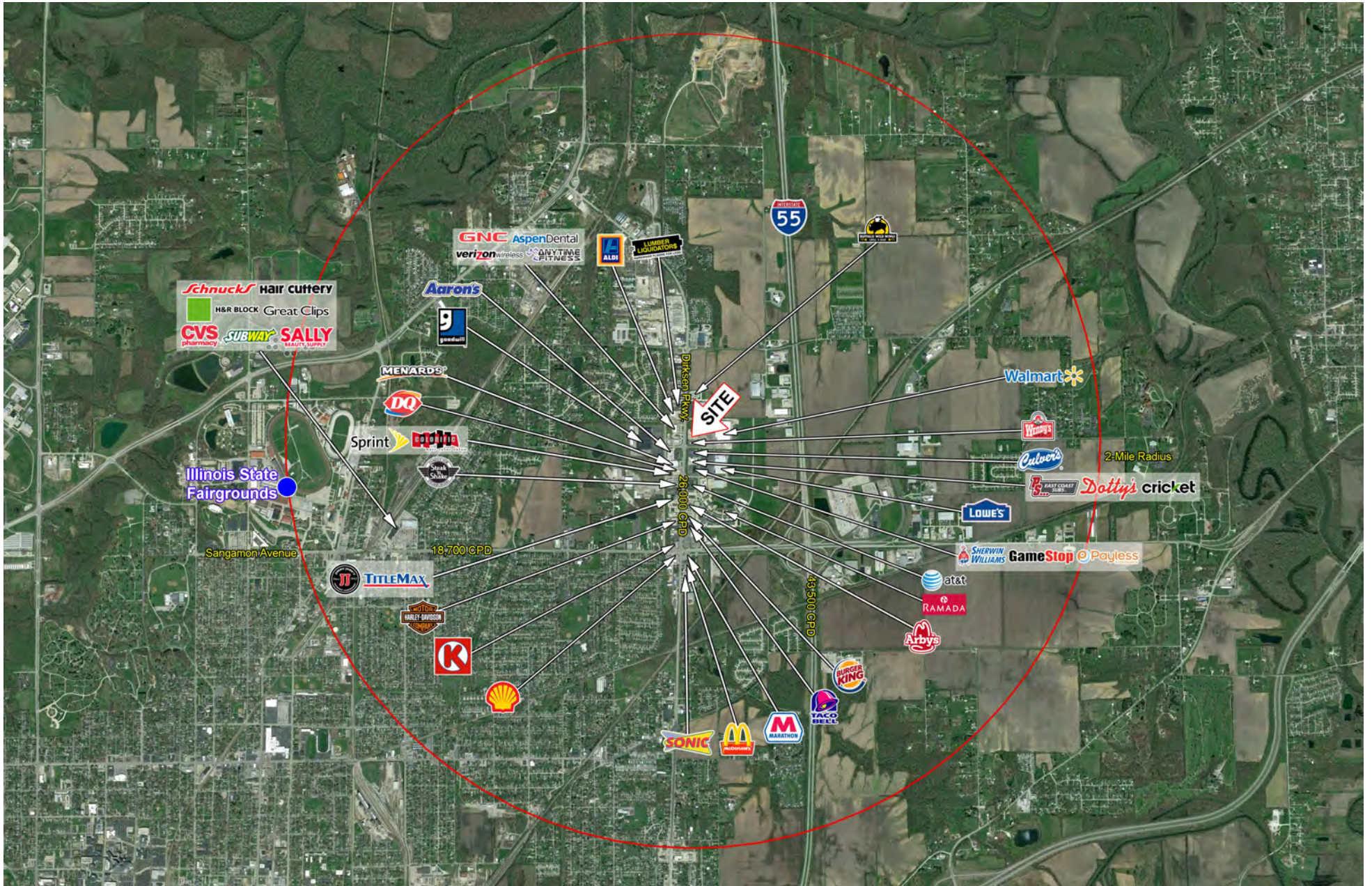
PROPOSED SITE PLAN A-7 (07/19/16)

SCALE: 1/40



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Aerial



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.8396/-89.6039

2730 N Dirksen Pkwy		1 mi radius	2 mi radius	3 mi radius
Springfield, IL 62702				
POPULATION	2016 Estimated Population	3,601	16,074	29,671
	2021 Projected Population	3,526	15,952	29,647
	2010 Census Population	3,669	16,338	29,561
	2000 Census Population	3,700	17,180	30,869
	Projected Annual Growth 2016 to 2021	-0.4%	-0.2%	-
	Historical Annual Growth 2000 to 2016	-0.2%	-0.4%	-0.2%
	2016 Median Age	43.9	41.2	38.7
HOUSEHOLDS	2016 Estimated Households	1,561	7,063	12,841
	2021 Projected Households	1,601	7,346	13,440
	2010 Census Households	1,550	7,010	12,494
	2000 Census Households	1,449	7,151	12,905
	Projected Annual Growth 2016 to 2021	0.5%	0.8%	0.9%
	Historical Annual Growth 2000 to 2016	0.5%	-0.1%	-
RACE AND ETHNICITY	2016 Estimated White	88.8%	88.2%	80.5%
	2016 Estimated Black or African American	7.7%	7.7%	15.0%
	2016 Estimated Asian or Pacific Islander	0.8%	0.8%	0.8%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2016 Estimated Other Races	2.6%	3.0%	3.4%
	2016 Estimated Hispanic	2.3%	2.1%	2.2%
INCOME	2016 Estimated Average Household Income	\$73,755	\$58,040	\$52,743
	2016 Estimated Median Household Income	\$61,511	\$48,863	\$44,350
	2016 Estimated Per Capita Income	\$32,113	\$25,642	\$22,980
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.1%	3.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	4.0%	7.8%	9.1%
	2016 Estimated High School Graduate	32.2%	35.9%	37.5%
	2016 Estimated Some College	25.8%	26.8%	26.0%
	2016 Estimated Associates Degree Only	9.9%	7.7%	6.9%
	2016 Estimated Bachelors Degree Only	15.2%	13.0%	11.8%
	2016 Estimated Graduate Degree	10.7%	5.6%	5.2%
BUSINESS	2016 Estimated Total Businesses	254	612	1,331
	2016 Estimated Total Employees	3,090	6,547	19,459
	2016 Estimated Employee Population per Business	12.2	10.7	14.6
	2016 Estimated Residential Population per Business	14.2	26.3	22.3

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