

# ► SHERWOOD PLAZA

Wabash Avenue @ South Veterans Pkwy in Springfield, Illinois 62704



ACROSS THE STREET FROM WHITE OAK MALL



VEHICLES PER DAY	
S Veterans Pkwy north of Wabash Ave	<b>27,500</b>
Wabash Ave east of S Veterans Pkwy	<b>26,000</b>
Wabash Ave west of S Veterans Pkwy	<b>23,200</b>
S Veterans Pkwy north of Wabash Ave	<b>17,400</b>

AVERAGE INCOME	
1 Mile	<b>\$120,078</b>
3 Miles	<b>\$115,266</b>
5 Miles	<b>\$96,167</b>

POPULATION	
1 Mile	<b>7,053</b>
3 Miles	<b>49,576</b>
5 Miles	<b>100,498</b>



Matt Brock

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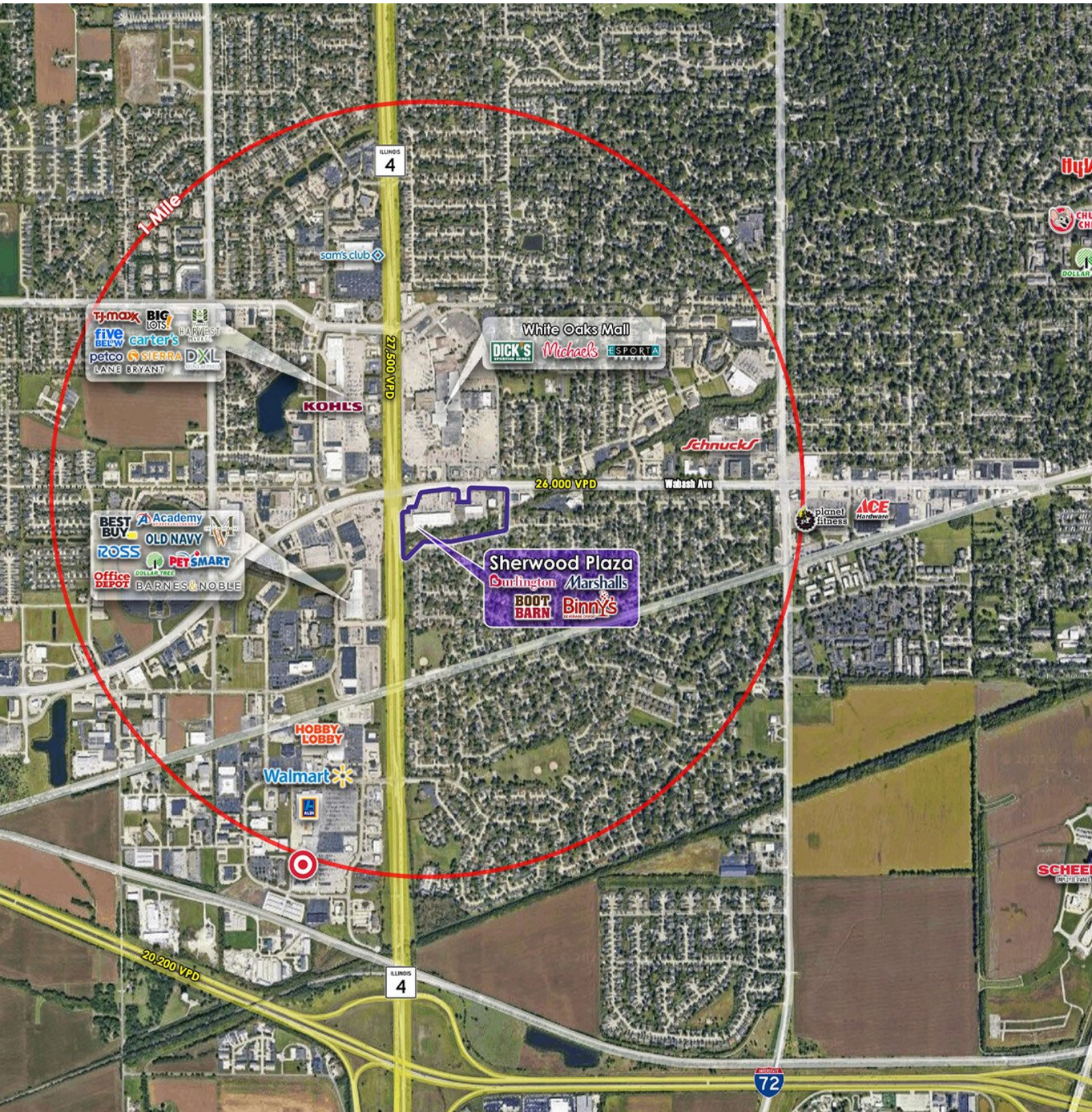


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POPULATION OF OVER 100,000 RESIDENTS WITHIN A 5-MILE RADIUS



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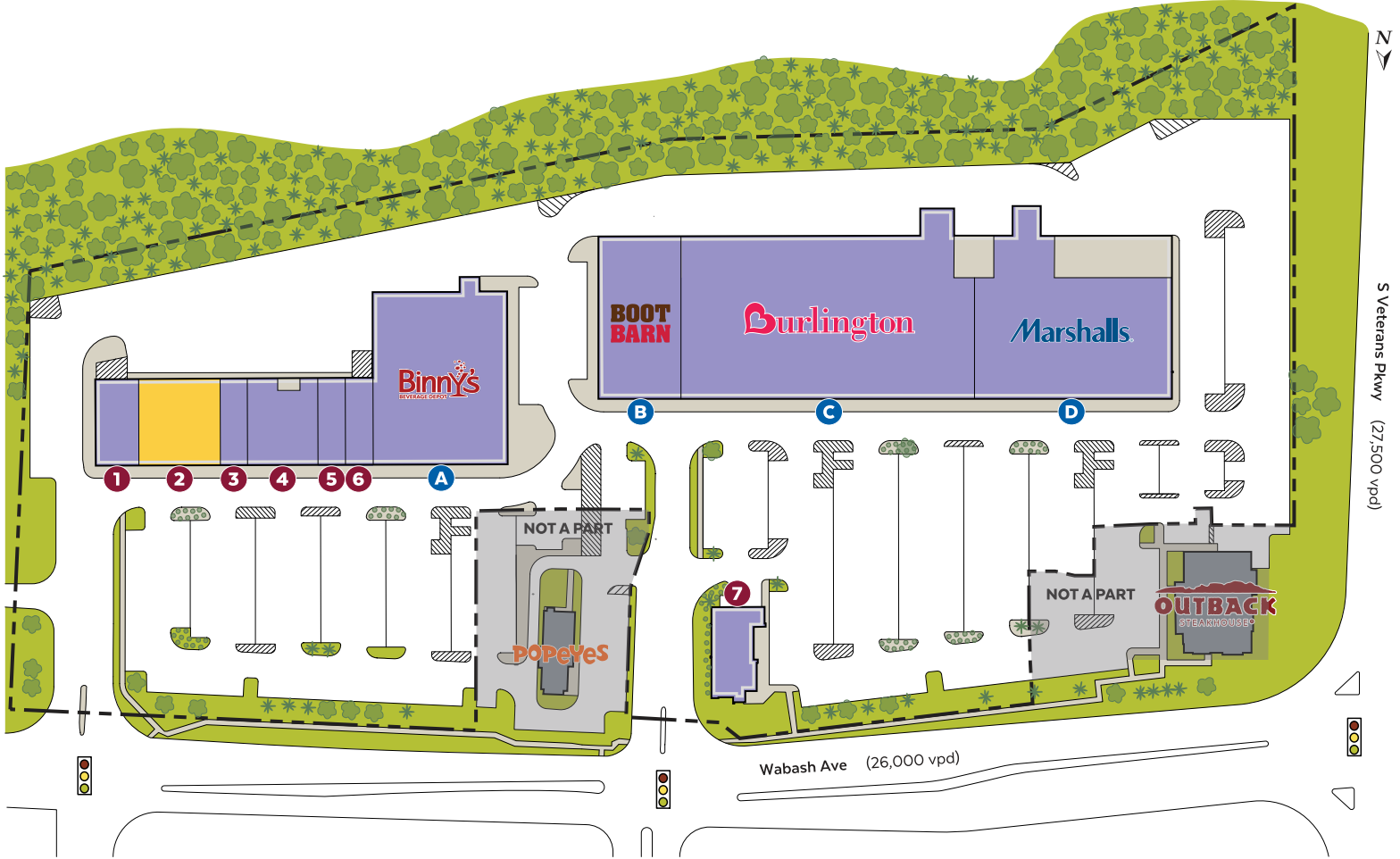


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6,000 SF



## Tenant List

Tenant	Address	SF/Acres
A  Binny's Beverage Depot	2940 Wabash Ave	
B  Boot Barn	2500 Wabash Ave #100	
C  Burlington	2530 Wabash Ave	
D  Marshalls	2560 Wabash Ave	
1  Orange Theory Fitness	2450 Wabash Ave	

## Tenant List ( continued )

Tenant	Address	SF/Acres
2  AVAILABLE	2460 Wabash Ave	6,000
3  Credit Union 1	2500 Wabash Ave	
4  Laguna Brava Mexican Restaurant	2466 Wabash Ave	
5  Nothing Bundt Cakes	2476 Wabash Ave	
6  Red Wing Shoes	2482 Wabash Ave	
7  CoreLife Eatery	2580 Wabash Ave	

Available    Lease Pending    Executed



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/sherwood-plaza](http://frpltd.com/properties/sherwood-plaza)

Lat/Lon: 39.7628/-89.705

Sherwood Plaza Springfield, IL 62704	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	7,053	49,576	100,498
2028 Projected Population	6,859	48,126	97,794
2020 Census Population	7,183	50,372	102,102
2010 Census Population	7,217	49,625	102,380
Projected Annual Growth 2023 to 2028	-0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2023	-0.2%	-	-0.1%
2023 Median Age	49.6	43.1	40.0
<b>Households</b>			
2023 Estimated Households	3,369	23,702	46,029
2028 Projected Households	3,226	22,665	44,130
2020 Census Households	3,389	23,828	46,294
2010 Census Households	3,294	23,047	45,398
Projected Annual Growth 2023 to 2028	-0.9%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.3%	77.6%	72.4%
2023 Estimated Black or African American	13.1%	13.4%	18.8%
2023 Estimated Asian or Pacific Islander	4.8%	4.1%	3.7%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
2023 Estimated Other Races	3.7%	4.7%	5.0%
2023 Estimated Hispanic	2.2%	3.4%	3.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$120,078	\$115,266	\$96,167
2023 Estimated Median Household Income	\$77,383	\$80,840	\$68,617
2023 Estimated Per Capita Income	\$57,399	\$55,209	\$44,307
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.1%	1.2%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.3%	6.4%
2023 Estimated High School Graduate	23.0%	20.7%	25.0%
2023 Estimated Some College	21.9%	20.3%	21.2%
2023 Estimated Associates Degree Only	6.3%	7.4%	7.4%
2023 Estimated Bachelors Degree Only	25.5%	27.1%	22.4%
2023 Estimated Graduate Degree	20.0%	20.0%	15.5%
<b>Business</b>			
2023 Estimated Total Businesses	838	2,268	4,668
2023 Estimated Total Employees	11,641	28,222	69,738
2023 Estimated Employee Population per Business	13.9	12.4	14.9
2023 Estimated Residential Population per Business	8.4	21.9	21.5



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## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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