

FOR LEASE

71 W Plummer Blvd.
Chatham, IL 62629



4,224 SF AVAILABLE - CAN BE DIVIDED

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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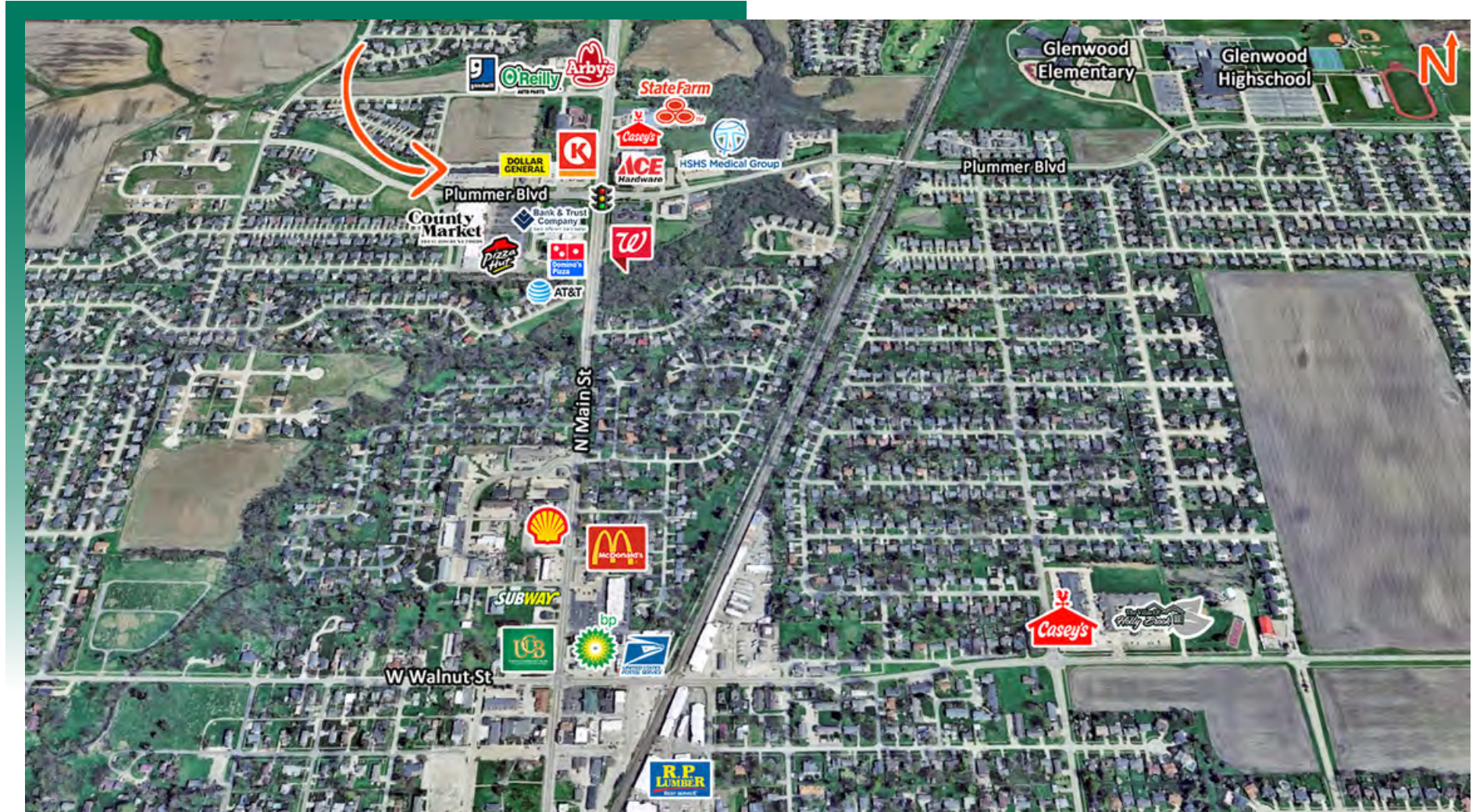
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

71 W Plummer Blvd., Chatham, IL



LOCATION OVERVIEW

Located just west of IL-4 (N Main St) on Plummer Blvd, less than 5 miles from I-55 at Exit 88. Chatham, IL is a bedroom community located just outside the state capital. Capture both Chatham and the west Springfield market from this location. Great surrounding demographics with an educated population and higher than average disposable income.

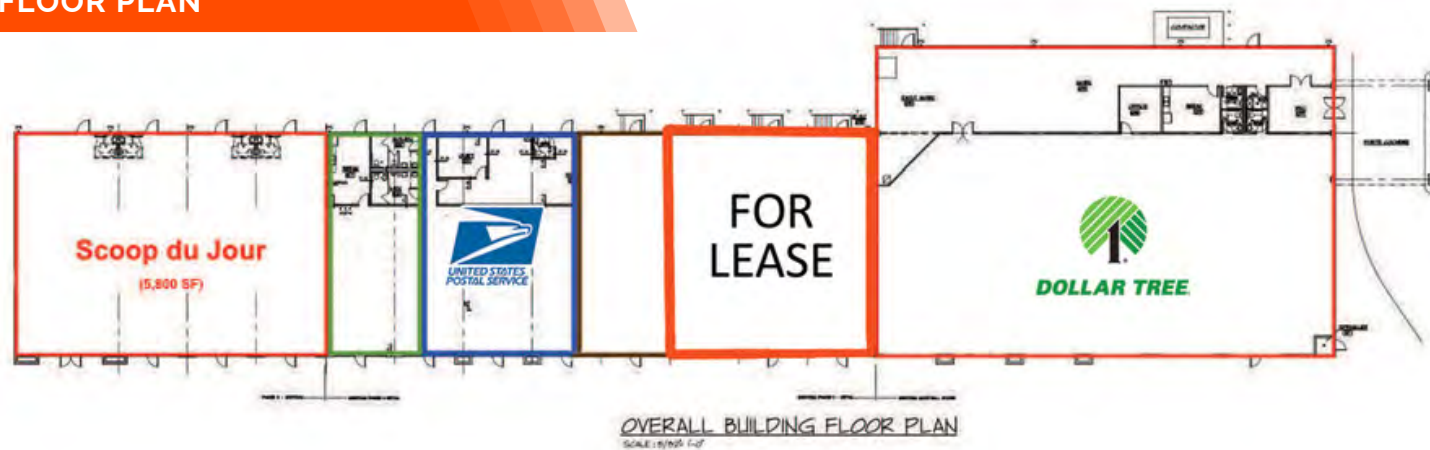
AVAILABLE SPACE & FLOOR PLAN

71 W Plummer Blvd., Chatham, IL

EXTERIOR AVAILABLE SPACE



FLOOR PLAN



Dollar Tree anchored strip center in Chatham's prime retail corridor. Area retailers include County Market, Walgreens, Goodwill, Dollar General, ACE Hardware and O'Reilly's.



OFFICE/RETAIL SUMMARY PAGE

71 W PLUMMER BOULEVARD

LISTING # 3093

LOCATION DETAILS:

Parcel # 28-01.0-476-010
County: IL - Sangamon
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 28,250
Vacant SF: 4,224
Usable Sqft: 4,224
Min Divisible SF: 1,400
Max Contig SF: 4,224
Office SF: 4,224
Retail SF: 4,224
Signage: Monument
Lot Size: 3.15 Acres
Frontage: 550
Depth: 250
Parking Spaces: 163
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2011
Renovated: 2025
Building Class: B
Ceilings: 10'-12'
Construction Type: Exterior - Block, Masonry



LEASE INFORMATION:

Lease Rate: \$16.00
Lease Type: NNN
NNN Expenses: \$3.00

FINANCIAL INFORMATION:

Taxes: \$60,475.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 18,000

PROPERTY DESCRIPTION:

Well-established, professionally managed retail center, visible from N Main (IL-4) with 18,000 ADT. Monument & Building signage available. This center is anchored by a new Dollar Tree and USPS location.