



RED ROBIN (DARK) - A+ REDEVELOPMENT OPPORTUNITY

Springfield, Illinois

OFFERING MEMORANDUM





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Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

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INVESTMENT SUMMARY



PRICE: \$1,800,000

**CLICK FOR
GOOGLE MAP**



PROPERTY

RED ROBIN (DARK)

LEASE GUARANTOR

NASDAQ: RRGB

ADDRESS

2881 S Veterans Parkway
Springfield, Illinois 62704

LOCATION TYPE

Freestanding

LEASE TYPE

Ground Lease

SALE TYPE

Re-Tenant or Redevelopment
Opportunity

YEAR BUILT

2012

MARKET

Springfield, Illinois MSA

POPULATION

208,000

BUILDING SIZE

5,800 SF

LAND SIZE

1 Acre

LEASE COMMENCEMENT

October 22, 2012

LEASE EXPIRATION

August 31, 2029

NET OPERATING INCOME

\$133,752.04

CASH FLOW TO EXPIRATION

\$443,768

CAP RATE

7.43%





IDEAL RE-TENANT/ REDEVELOPMENT OPPORTUNITY

Ideal Re-Tenant/
Redevelopment Opportunity
with 44 Months of Guaranteed
Income from Red Robin



DOMINANT LOCATION

Dominant Location in
Springfield, Illinois - #1 Retail
Trade Area in 208,000 Person
Market



CORPORATE CREDIT

Red Robin International
(NASDAQ: RRGB) Pays Rent
Through August 2029



IDEAL SITE

1 Acre Site with 5,800 SF
Existing Restaurant Building
Facing S Veterans Parkway



LEASE BUYOUT OPPORTUNITY

Lease Buyout Opportunity
Exists - \$443,768 in
Guaranteed Future Rental

**KOHL'S
TJ-maxx
petco**

DENSE DETAIL BACKUP

Located in Front of Kohl's, TJ
Maxx, Ulta, Sierra, and Petco



REGIONAL LOCATION

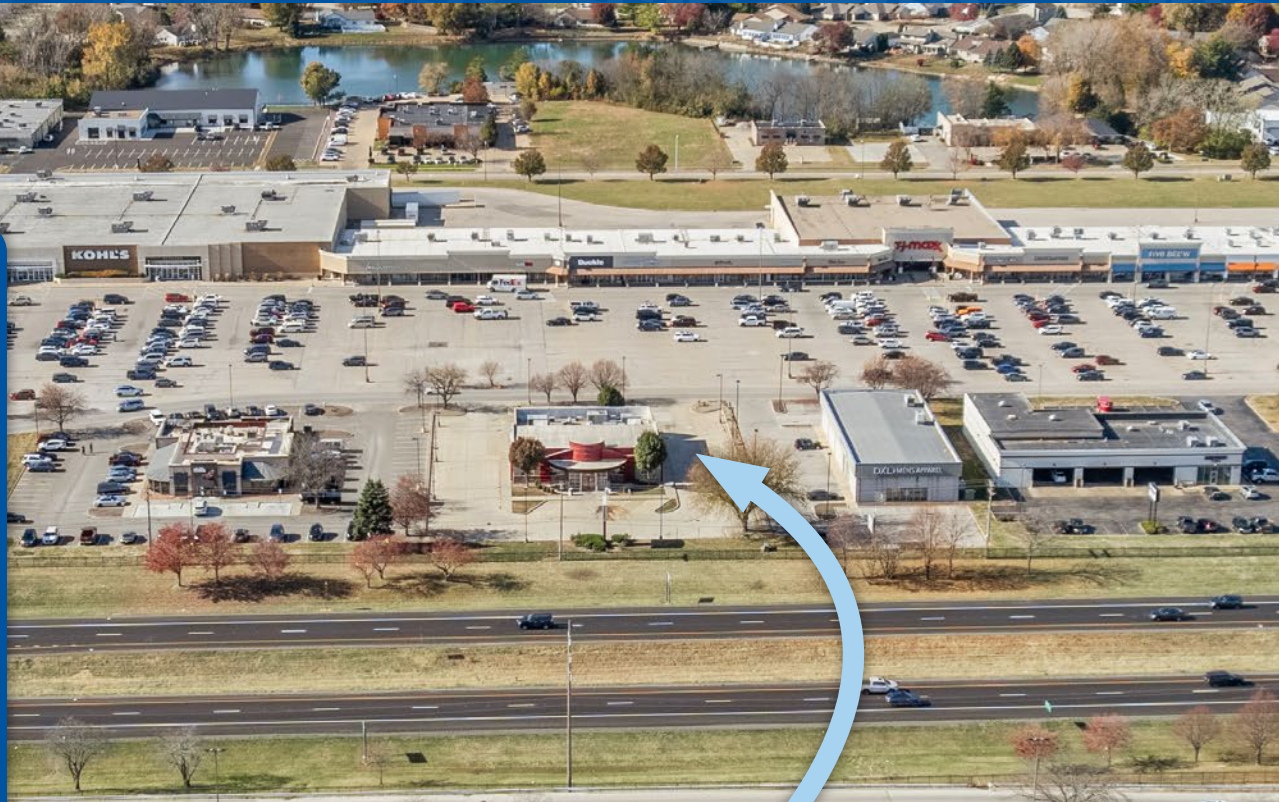
Thriving Retail Corridor with
Nearby I-72 Access and
Directly Across from White
Oaks Mall

SPRINGFIELD, ILLINOIS

Springfield, Illinois, the state capital of Illinois, is home to a diverse mix of educational institutions and major employers that make it both a governmental hub and a regional economic center. Among the prominent colleges are University of Illinois Springfield (UIS), which reported a total enrollment of approximately 4,364 students in fall 2025 (2,337 undergrads and 2,027 graduate students). Another key institution is Lincoln Land Community College (LLCC), a two-year college in the city, with an enrollment roughly 5,238 students (2023–24) according to recent data.

Springfield supports several large employers: the State of Illinois (across its various agencies headquartered in the city) is the largest with approximately 17,800 employees in the region. Hospital and healthcare services are also significant employers, such as Memorial Health (4,934 employees) and Springfield Clinic (around 3,500 employees).

The area is also home to numerous tourist attractions including The Abraham Lincoln Presidential Library and Museum, which documents the life of President Lincoln, The Lincoln Memorial Garden—a 100-acre prairie and woodland garden near Lake Springfield offering trails and natural features, and the grand Illinois State Capitol building, 361 ft tall and notable for being taller than the U.S. Capitol. With this combination of higher education, governmental and healthcare employment combined with area attractions, Springfield delivers a stable employment base along with many opportunities for education, business, and pastimes.



PROPERTY DESCRIPTION

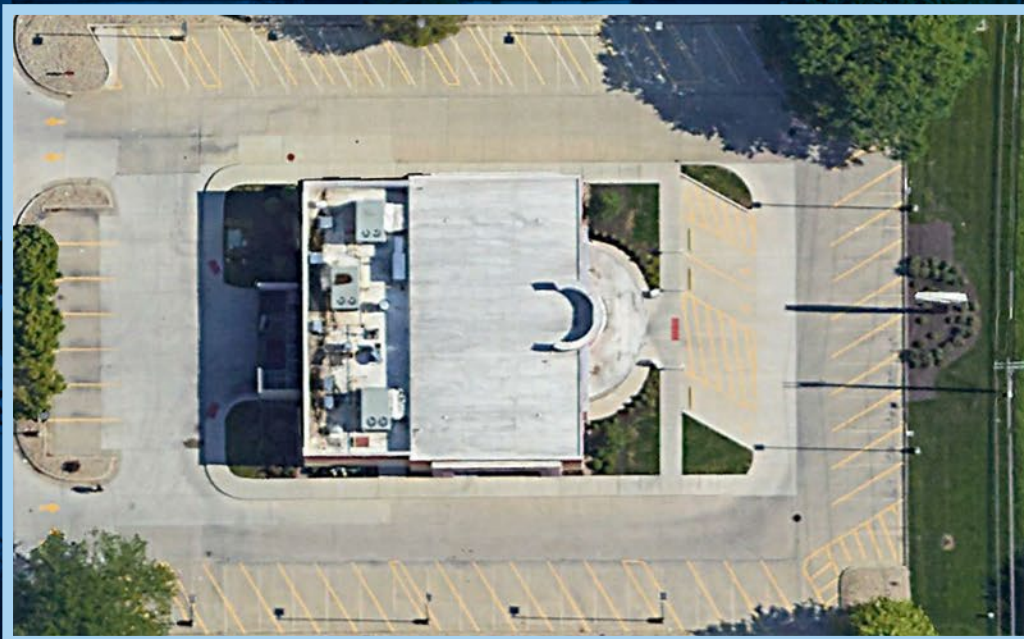
For sale to qualified investors is a dark Red Robin ideally located in the #1 retail trade area serving Springfield, Illinois. After extending their lease in 2021, Red Robin (NASDAQ: RRGB) has nearly 4 years of guaranteed rental remaining in this location - totaling \$443,768 remaining as of January 1, 2026. This provides the purchaser with a unique opportunity to both collect rent from a corporate-credit tenant during the re-leasing and marketing period and working to secure a lease buyout in order to assist funding re-tenanting of the property. With an existing 5,800 square foot building on 1 acre of land, the property is a prime candidate for many retail and service uses. Situated directly in front of White Oaks Plaza, featuring Kohl's, Sieria, TJ Maxx, Ulta, Petco, and more, the property is a focal point in this top trade area serving over 200,000 customers in the area. In addition to I-72 access just a few blocks away, surrounding tenants also include the White Oaks Mall, Ross Dress for Less, Best Buy, Barnes & Noble, Academy Sports, Old Navy, Target, Walmart, Hobby Lobby, Chick fil A, Starbucks, Longhorn, Chipotle, Texas Roadhouse, Outback, and many, many more.

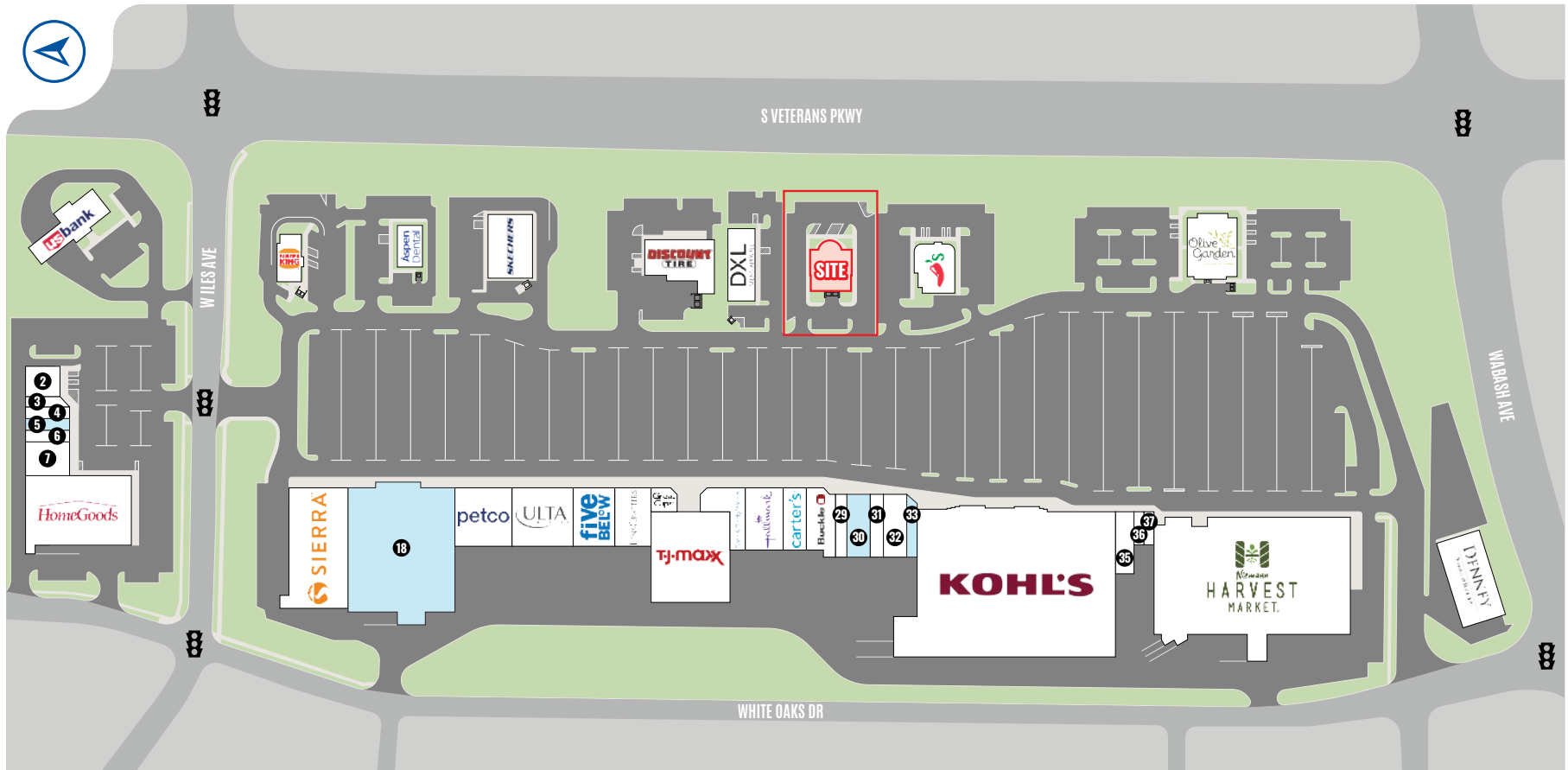






PARCEL #
21-12.0-227-009





KEY		UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)	FOR SITE INFORMATION		
<div></div> SITE	1	U.S. Bank	5,025	11	Skechers	9,000	21	Five Below	7,559	31	Kay Jewelers	2,300	<div>BRIAN BROCKMAN</div> <div>Bang Realty-Illinois, Inc</div> <div>bor@bangrealty.com</div> <div>KYLE HARTUNG</div> <div>Director of Investment Sales</div> <div>kyle@goodmanrealestate.com</div> <div>CLEVELAND</div> <div>THE OFFICES OF LEGACY VILLAGE</div> <div>25333 CEDAR ROAD, SUITE 305</div> <div>CLEVELAND, OH 44124</div> <div>COLUMBUS</div> <div>100 W OLD WILSON BRIDGE ROAD,</div> <div>SUITE 207</div> <div>WORTHINGTON, OH 43085</div> <div>P 216.381.8200 F 216.381.8211</div> <div>WWW.GOODMANREALESTATE.COM</div>
	2	McAlister's	3,260	12	Discount Tire	10,123	22	LensCrafters	6,500	32	Lane Bryant	4,040	
	3	Jimmy John's	1,400	13	DXL Men's Apparel	6,665	23	Great Clips	1,060	33	Available	1,528	
<div></div> AVAILABLE	4	Diamond Nail Spa	1,653	14	SITE - Red Robin (Dark)	5,800	24	T.J.Maxx	25,000	34	Kohl's	97,245	
<div></div> LEASED	5	Available	1,600	15	Chili's	6,549	25	Bath & Body Works	4,087	35	Consumer Cellular	2,949	
	6	Tropical Smoothie Cafe	1,600	16	Olive Garden	10,069	26	Hallmark	6,534	36	GNC	1,000	
	7	El Xochimilco Mexican Food	4,700	17	Sierra	23,181	27	Carter's	4,000	37	Fannie May Candies	1,000	
<div></div> NOT PART	8	HomeGoods	23,800	18	Available	45,194	28	Buckle	4,993	38	Harvest Market	62,981	
	9	Burger King	3,844	19	Petco	10,000	29	Gamestop	2,057	39	Denney Diamond Jewelers	13,143	
	10	Aspen Dental	3,732	20	Ulta Beauty	11,108	30	Available	4,093				

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TENANT NAME



Red Robin International, Inc.

LEASE TERM

BEGIN 10-22-2012
END 08-31-2029

RENTAL RATES

YEARS	ANNUALLY
Current	\$133,752.04
9-1-2026	\$145,200.00

Options:

9-1-2029	\$159,720.00
9-1-2034	\$175,692.00
9-1-2039	\$193,260.00
9-1-2044	\$212,587.32

LOT AREA

1 AC

RECOVERY TYPE

NNN
Ground
Lease

PRO RATA

100%

COMMENTS/OPTIONS

Tenant is responsible for all repairs, maintenance, and replacements associated with the property

Options: Four 5-year options to be exercised no less than 120 days prior to expiration of the current term





SHERWOOD PLAZA



PARKWAY POINTE



SOUTHWEST PLAZA



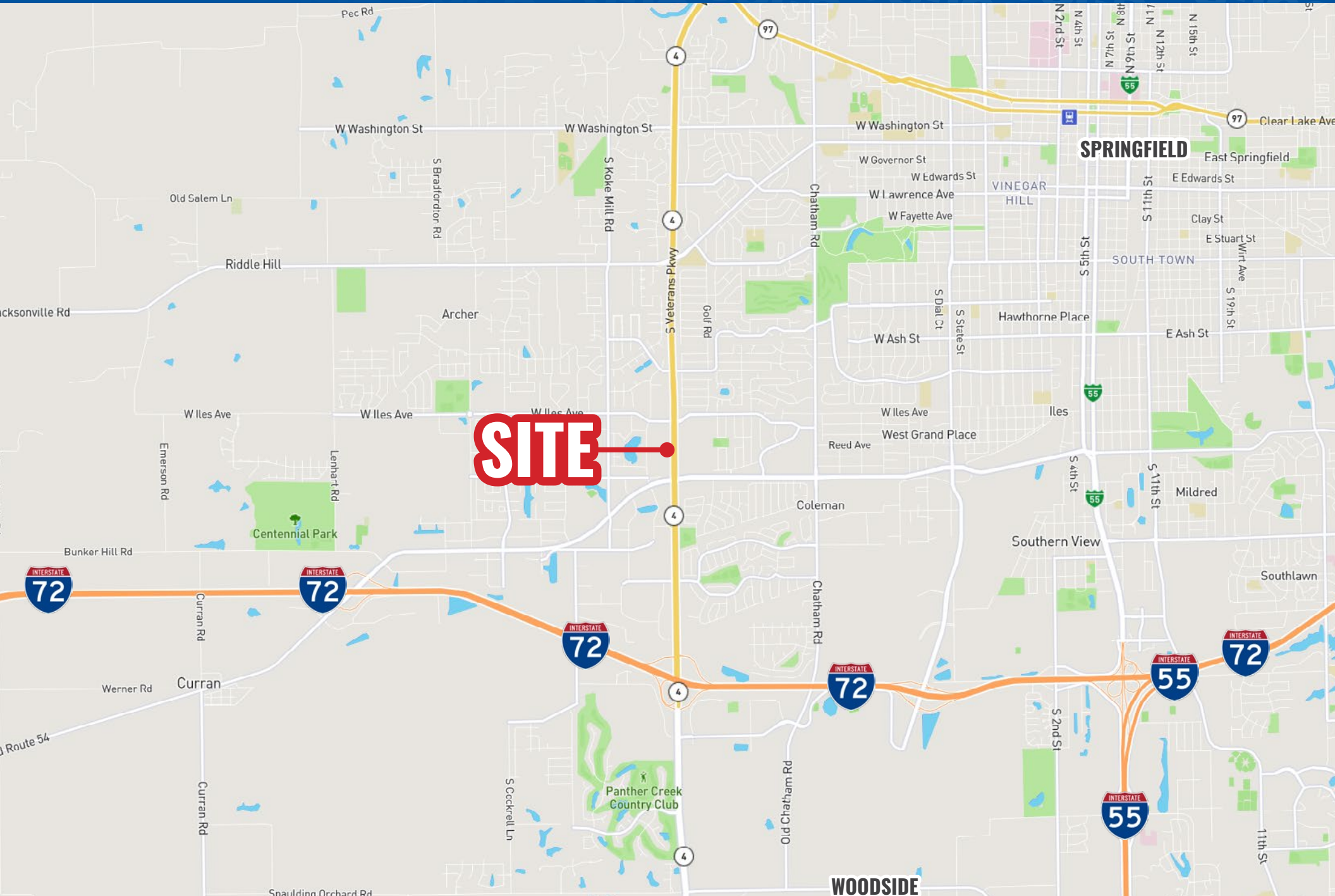
SITE

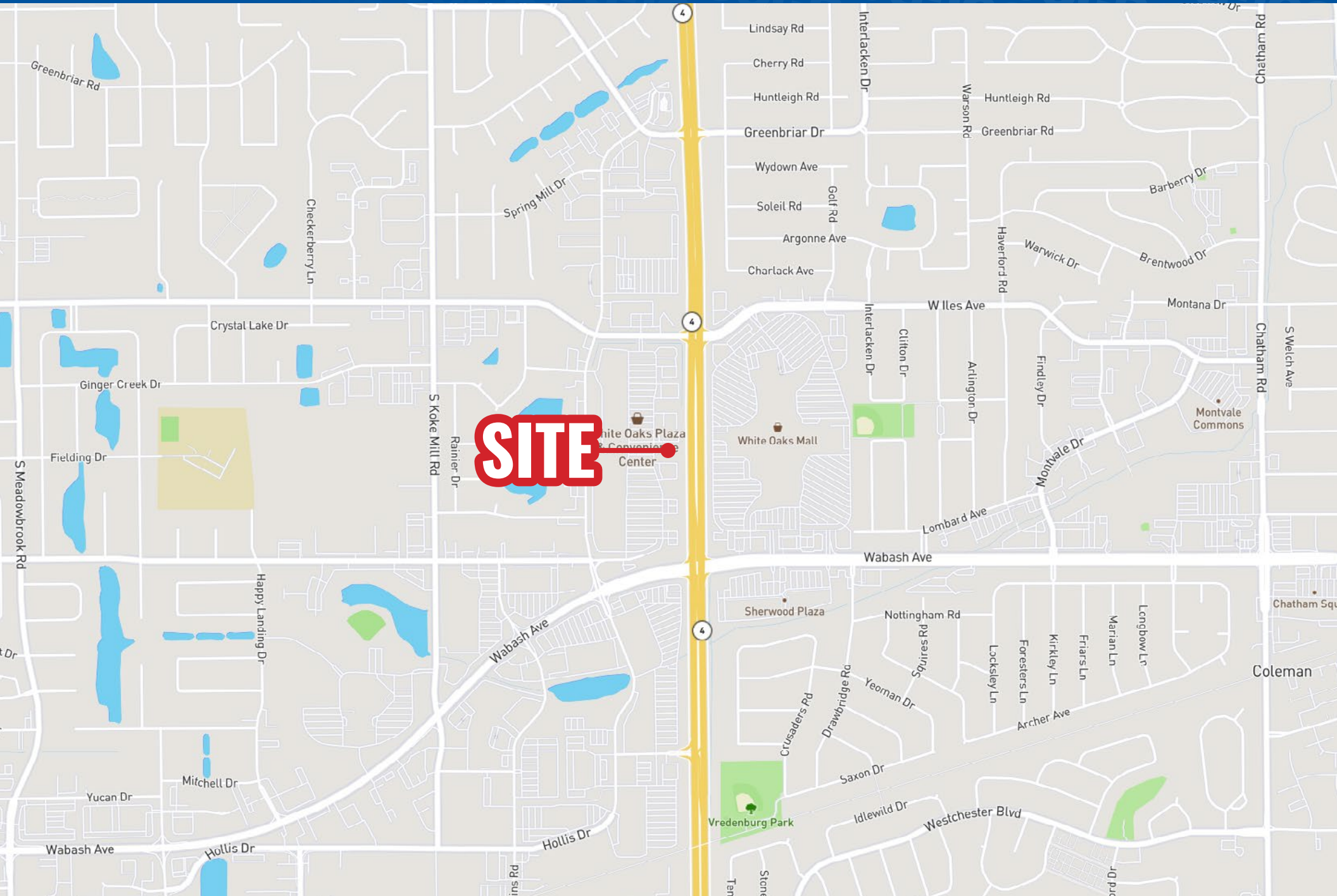
WHITE OAKS MALL



WILES AVE







POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	7,879	54,798	99,977	142,877
5 Year Projected Population	8,069	56,135	101,296	144,714
2020 Census Population	7,526	54,014	100,093	142,978

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	3,717	25,600	45,524	63,193
5 Year Projected Households	3,812	26,199	46,079	63,957
2020 Census Households	3,560	25,257	45,694	63,275

AGE

	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	8.7%	10.5%	10.9%	10.9%
Est. Population 10-19	9.5%	10.4%	11.6%	12.1%
Est. Population 20-30	9.2%	11.1%	11.7%	11.7%
Est. Population 30-44	16.3%	19.1%	19.6%	19.2%
Est. Population 45-59	16.9%	17.2%	17.3%	17.6%
Est. Population 60-74	22.0%	20.2%	19.2%	19.2%
Est. Population 75 Years or Over	17.3%	11.5%	9.7%	9.3%

INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc \$200,000 or more	12.7%	9.5%	7.1%	7.1%
Est. HH Inc \$150,000 to \$199,999	12.0%	11.4%	8.7%	9.3%
Est. HH Inc \$100,000 to \$149,999	23.1%	18.8%	16.1%	17.1%
Est. HH Inc \$75,000 to \$99,999	13.0%	13.5%	12.6%	13.1%
Est. HH Inc \$50,000 to 74,999	17.0%	16.8%	17.1%	17.1%
Est. HH Inc \$35,000 to \$49,999	10.2%	10.7%	12.1%	11.3%
Est. HH Inc \$25,000 to \$34,999	3.9%	6.5%	7.8%	7.3%
Est. HH Inc \$15,000 to \$24,999	4.1%	6.5%	7.9%	7.5%
Est. HH Inc Under \$15,000	4.1%	6.3%	10.6%	10.2%
Est. Average Household Income	\$126,237	\$110,840	\$93,580	\$94,682
Est. Median Household Income	\$94,627	\$80,393	\$65,633	\$69,267
Est. Per Capita Income	\$59,555	\$51,782	\$42,611	\$41,877

5 MILE RADIUS DEMOGRAPHICS



99,977
Population



42
Median Age



2.14
Avg. HH Size

AVERAGE HOUSEHOLD INCOME



1 Mile	\$126,237
3 Mile	\$110,840
5 Mile	\$93,580

