LEASE & BUILD-TO-SUIT OPPORTUNITIES

SOUTHPORT PLAZA

Southport Dr., Columbia, IL 62236



(2) 1,525 SF OFFICE-RETAIL SUITES / 1 ACRE OUTLOT / BTS OPTIONS

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SOUTHPORT PLAZA

COLUMBIA, ILLINOIS

Southport Plaza is a dynamic new commercial center, strategically located to attract traffic from north Columbia. Featuring mixed-use zoning, drive-thru options, and excellent visibility, it offers an ideal setting for retail, light office, or medical services aiming to capitalize on the area’s growing neighborhoods and expanding economic development

The planned Dupo interchange project on I-255 is set to accelerate development in northern Columbia, positioning the plaza as a key element of the city's growth plan.

AREA MAP

Southport Dr., Columbia, IL



LOCATION OVERVIEW

Premium Exposure: 30,200 vehicles per day along the IL Route 3 corridor, providing exceptional visibility and market exposure for tenant businesses

Anchor Destination Adjacency: Direct adjacency to First Community Sports Soccer Complex.

Metropolitan Market Access: 10 miles to downtown St. Louis, positioning tenants within the greater St. Louis metropolitan market

PROPERTY PHOTOS/SPACE HIGHLIGHTS

Southport Dr., Columbia, IL



Two premium 1,525 SF move-in ready suites with modern finishes and flexible floor plans

Professional-grade spaces suitable for retail, office, or medical office applications



SUITE 306



SUITE 306



SUITE 314

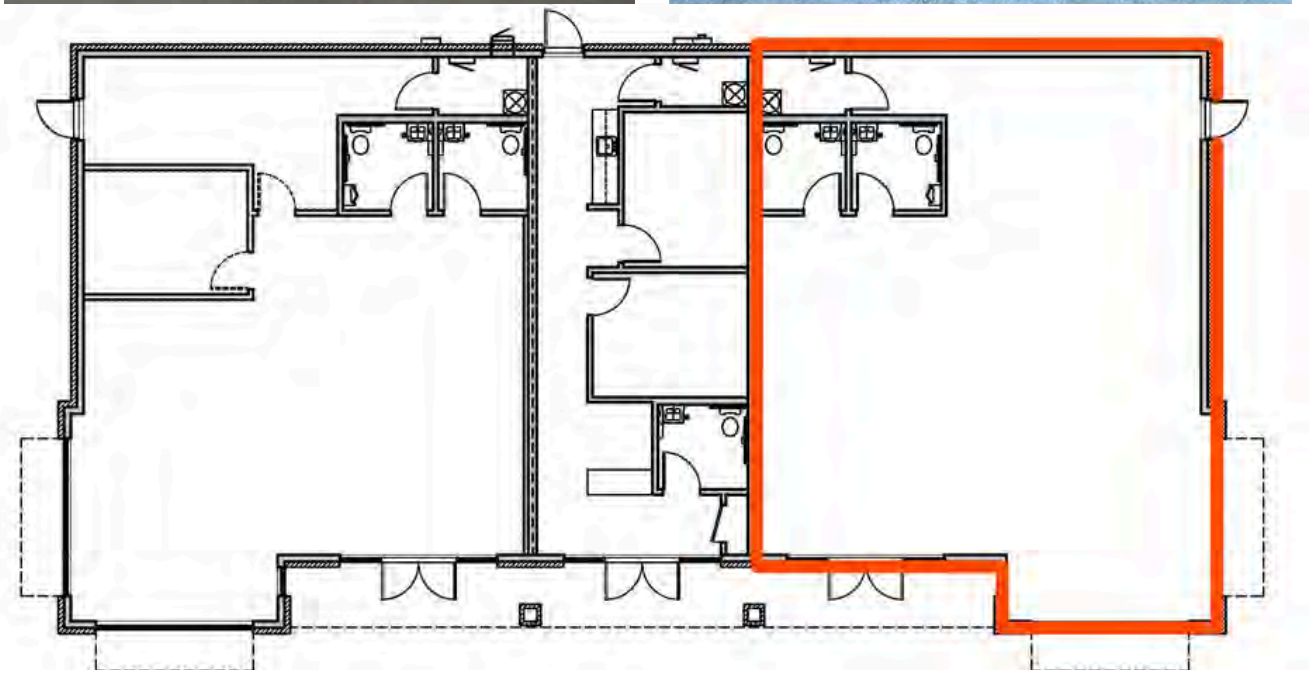
FLOOR PLAN/INTERIOR IMAGES

Southport Dr., Columbia, IL











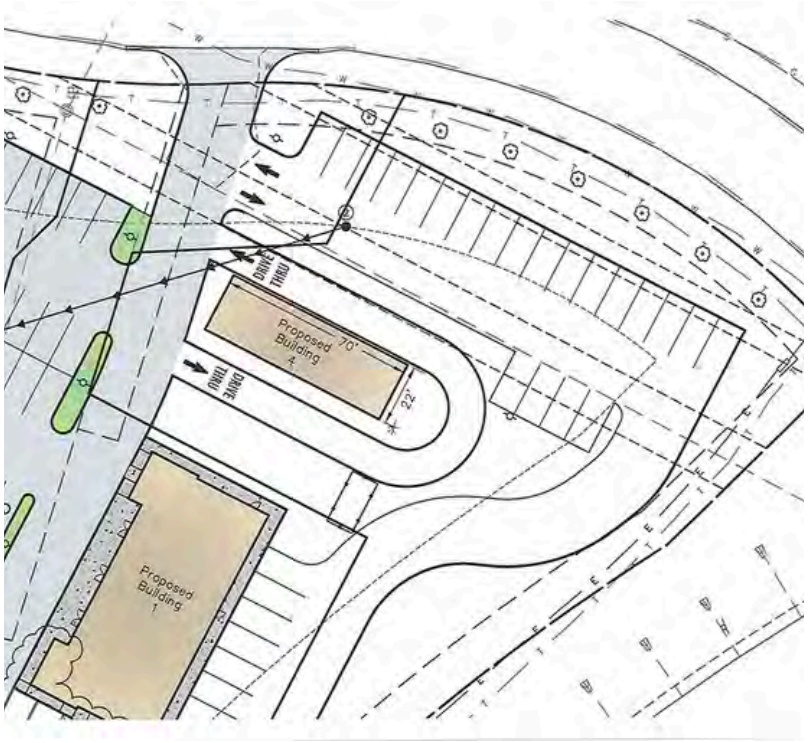
BUILD-TO-SUIT OPTIONS

Southport Dr., Columbia, IL



OUTLOT PAD DEVELOPMENT:

1.00-acre outlot parcel available for lease or build-to-suit development
Drive-thru capabilities integrated into site design, ideal for quick-service restaurants, financial institutions, or specialty retail concepts
Freestanding development opportunity with maximum visibility and dedicated access



EXPANSION & DEVELOPMENT OPPORTUNITIES
BUILD-TO-SUIT DEVELOPMENT:

18,000 SF custom build-to-suit opportunity featuring proposed future buildings with two-story construction capability
Flexible design parameters to accommodate larger-format tenants and specialized operational requirements

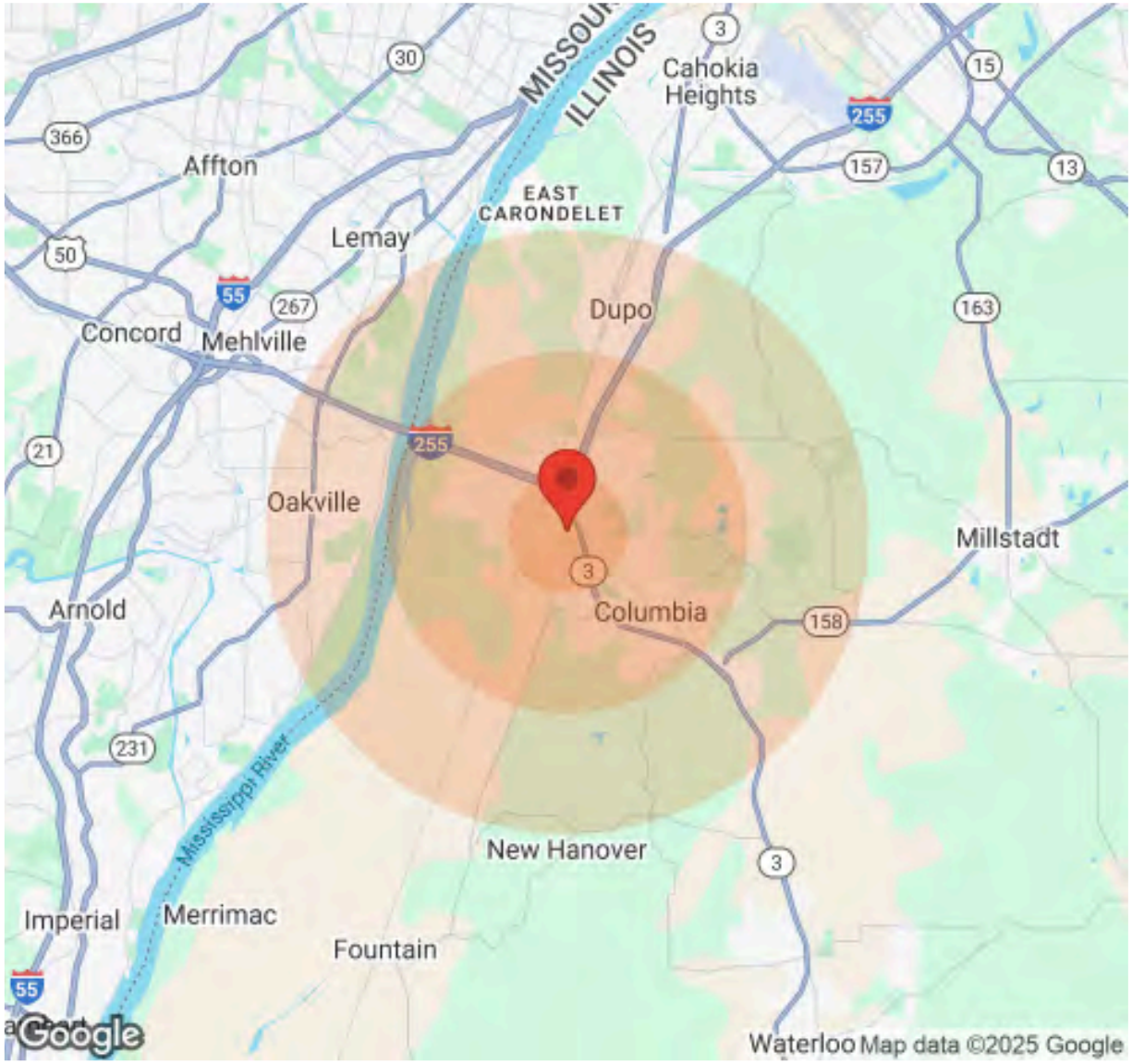
SITE PLAN

Southport Dr., Columbia, IL



DEMOGRAPHICS

Southport Dr., Columbia, IL



POPULATION

1 Mile	3 Miles	5 Miles
6,196	11,713	44,914

MEDIAN INCOME

1 Mile	3 Miles	5 Miles
$95,835	$59,363	$62,740

HOUSING - TOTAL UNITS

1 Mile	3 Miles	5 Miles
2,385	4,828	18,454

OFFICE/RETAIL SUMMARY PAGE

310 SOUTHPORT DRIVE

LISTING # 3107

LOCATION DETAILS:

APN:	04-08-401-013-000; 012-000; 009-000; 008-000
County:	IL - Monroe
Zoning:	Commercial

PROPERTY OVERVIEW:

Vacant SF:	21,050
Usable Sqft:	3,050
Min Divisible SF:	1,525
Max Contig SF:	18,000
Signage:	Building and Monument
Lot Size:	4.04 Acres
Frontage:	473
Depth:	330
Parking Spaces:	68
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2023
Building Class:	New Construction
Ceilings:	20'
Construction Type:	Mixed

FINANCIAL INFORMATION:

Taxes:	$37,807.00
Tax Year:	2024



LEASE INFORMATION:

Lease Rate:	$24.00 / SF
Lease Type:	NNN
NNN Expenses:	$7.18

DEMOGRAPHICS:

Traffic Count:	30,200

PROPERTY DESCRIPTION:

Two premium 1,525 SF move-in ready suites with modern finishes and flexible floor plans. Professional-grade spaces suitable for retail, office, or medical office applications.
18,000 SF custom build-to-suit opportunity featuring proposed future buildings with two-story construction capability. Flexible design parameters to accommodate larger-format tenants and specialized operational requirements
1.00-acre outlot parcel available for lease or build-to-suit development
Drive-thru capabilities integrated into site design, ideal for quick-service restaurants, financial institutions, or specialty retail concepts. Freestanding development opportunity with maximum visibility and dedicated access

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