



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



For Sale

3167 Robbins Road
Springfield, IL 62704

Features:

- Asking price: \$1,750,000
- Building size: 10,900 RSF
- First floor: 9,930 RSF
- Second floor: 970 RSF
- Land area: +/- 1.63 acres
- Parking: 41 spaces
- Year built: 2001
- Zoning: B-2 (General Business Service District)
- Floor plan: 16 private offices, 3 workstations, 2 conference rooms
- Roof replaced in July 2022
- HVAC chiller replaced in December of 2025
- Heating units are original to the building

Contact us:

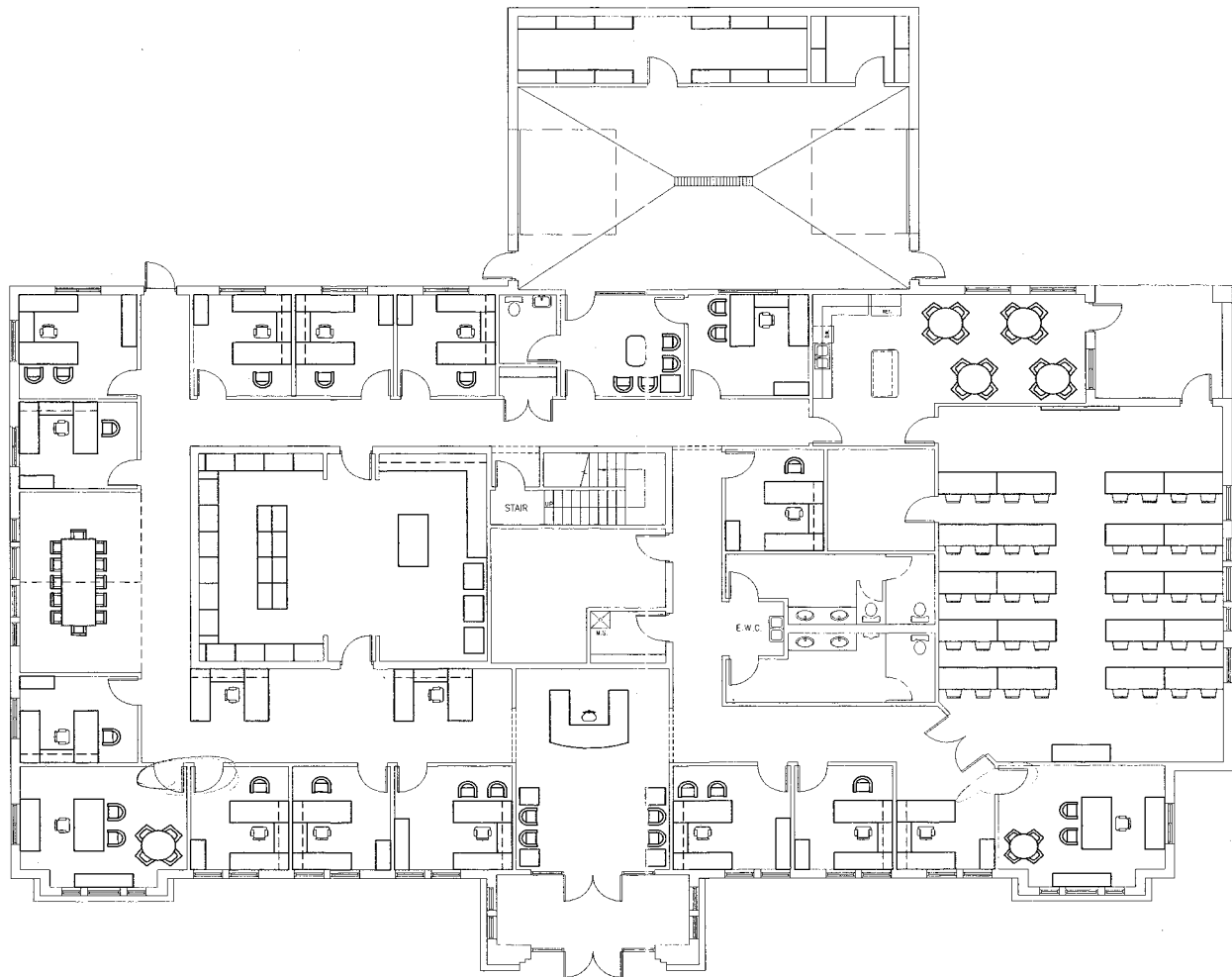
Katie Bush

Broker Associate
+1 701-213-3301
katieb@barbermurphy.com

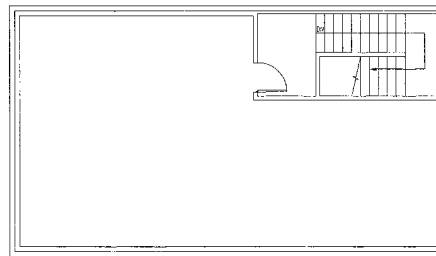
Eric Kulbacki

Principal
+1 716 548 1036
eric.kulbacki@colliers.com

Floor Plan



⊕ FURNITURE PLAN
SCALE: 1/8" = 1'-0"



⊕ SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

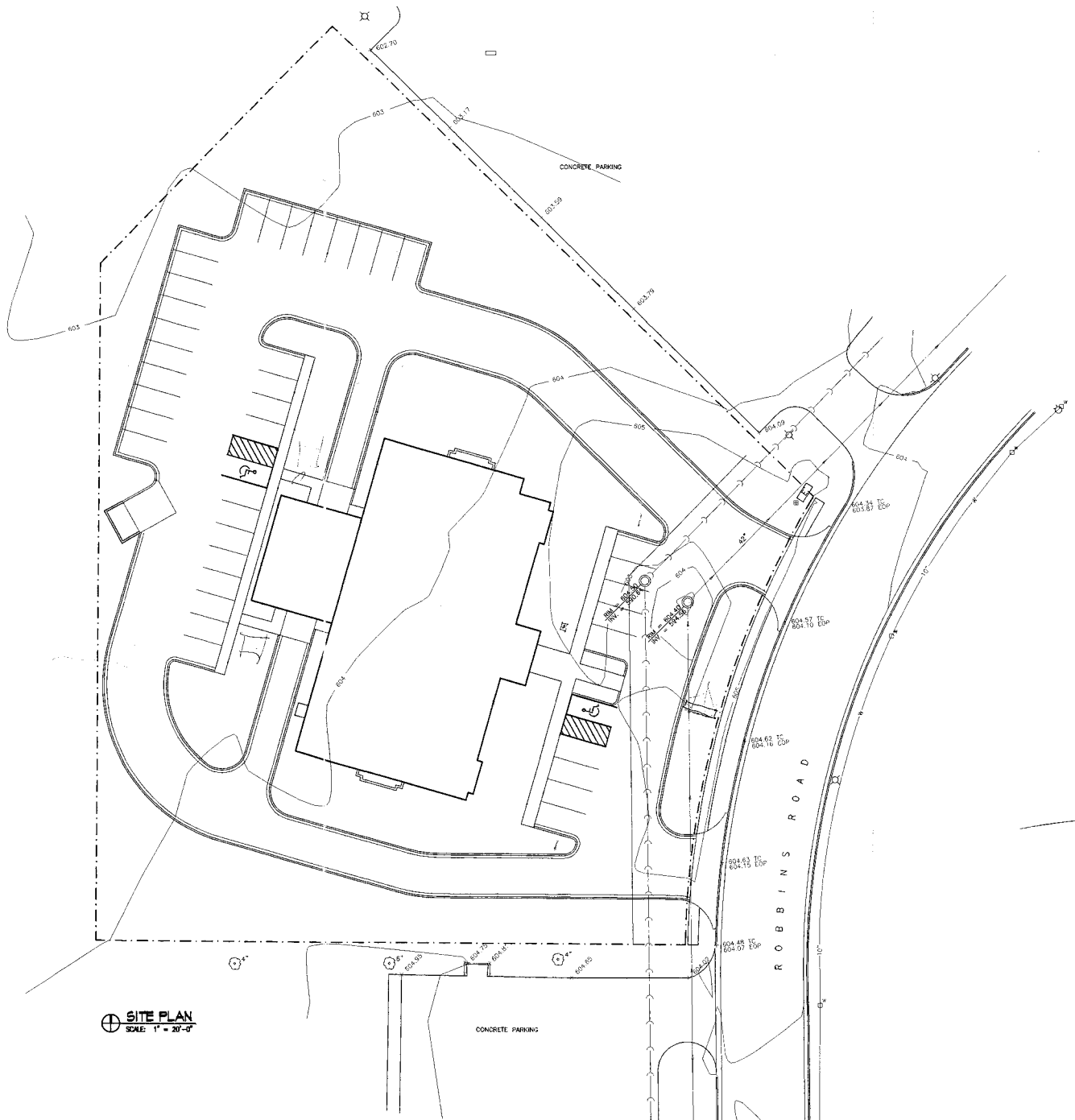
Contact us:

Katie Bush
Broker Associate
+1 701-213-3301
katieb@barbermurphy.com

Eric Kulbacki
Principal
+1 716 548 1036
eric.kulbacki@colliers.com



Site Plan



Contact us:

Katie Bush
Broker Associate
+1 701-213-3301
katieb@barbermurphy.com

Eric Kulbacki
Principal
+1 716 548 1036
eric.kulbacki@colliers.com



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

Interior Photos



Demographics

The subject property presents a compelling opportunity to acquire a well-located office asset offering convenient access to major roadways, nearby commercial corridors, and established residential neighborhoods that support long-term business demand and stability.

The building is well-suited for a variety of uses including professional services, medical or administrative operations, and regional headquarters. Its standalone nature allows for strong branding and signage presence, while the layout supports efficient operations.

	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2025 Total Population	4,632	41,343	91,971
2030 Total Population	4,585	40,959	90,932
HOUSEHOLD SUMMARY			
2025 Households	2,220	19,539	43,051
2030 Households	2,239	19,641	43,139
MEDIAN HOME VALUE			
2025	\$216,623	\$232,715	\$194,317
2030	\$241,284	\$275,671	\$234,698
INCOME			
2025 Per Capita Income	\$59,678	\$56,065	\$46,880
2025 Median Household Income	\$94,259	\$85,476	\$69,415
2025 Average Household Income	\$124,557	\$118,583	\$100,231



91,971
TOTAL POPULATION



43,051
HOUSEHOLDS



\$194,317
MEDIAN HOME VALUE



\$100,231
AVERAGE HOUSEHOLD INCOME

2025 5-Mile Demographics

Area Amenities

3167 Robbins Road





3167 Robbins Road

For Sale

Katie Bush
 Broker Associate
 +1 701-213-3301
 katieb@barbermurphy.com

Eric Kulbacki
 Principal
 +1 716 548 1036
 eric.kulbacki@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International - Atlanta, LLC

BARBERMURPHY
 COMMERCIAL REAL ESTATE SOLUTIONS