

MARKET STREET OFFICES

2110 North Market Street, Champaign, IL 61822

FOR SALE/LEASE



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY



PROPERTY OVERVIEW

This unique property, with its natural urban style architecture, consists of six separate offices. The facility has common restrooms used by all of the suites, as well as plenty of on-site parking for tenants. The roof has recently been replaced and all HVAC units have been updated as well. This property is 50% leased, with three suites currently available for lease. Unit B totals to 920 SF, Unit D totals to 920 SF, and Unit A totals to 2,000 SF.

FOR MORE DETAILS CONTACT:

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DETAILS

PRICE:	\$395,000
BUILDING SIZE:	7,891 SF
PROJECTED CAP RATE:	8.7%
AVAILABLE SF:	3,840 SF
MIN. DIVISABLE:	920 SF
MAX CONTIGUOUS:	2,000 SF
BASE LEASE RATE:	\$9.00-\$9.60/SF/YR
LEASE TYPE:	Gross
ZONING:	CG – Commercial General
TRAFFIC COUNTS:	N. Market St. – 8,200 VPD E. Marketview Dr. – 14,400 VPD

AREA DESCRIPTION: Property is located in the premier commercial district in northwest Champaign. Nearby Market Place Mall has recently completed an expansion attracting even more activity to the area.

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Demographic Information

	1 Mile	3 Miles	5 Miles
Population	6,641	79,455	132,381
Median Age	25.7	23.8	26.5
Households	3,157	31,112	54,710
Average Household Size	2.10	2.10	2.13
Median HH Income	\$30,126	\$30,008	\$38,296
Average HH Income	\$40,375	\$43,071	\$55,841
Businesses	495	4,107	5,842
Employees	8,762	82,440	103,079

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