

## MARKET STREET OFFICES

2110 North Market Street, Champaign, IL 61822

FOR SALE/LEASE



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**



### PROPERTY OVERVIEW

This natural urban style architecture makes this property quite unique. Property consists of six separately metered offices, all with windows and a great rental history. The facility has common restrooms used by all 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 income producing. There are six suites that could be leased. There is currently one suite available for lease – Unit B totals to 920 SF.

### FOR MORE DETAILS CONTACT:

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### DETAILS

<b>BUILDING SIZE:</b>	7,891 SF
<b>AVAILABLE SF:</b>	920 SF
<b>MIN. DIVISABLE:</b>	920 SF
<b>MAX CONTIGUOUS:</b>	920 SF
<b>BASE LEASE RATE:</b>	\$720.00 / Mo.
<b>LEASE TYPE:</b>	Gross
<b>ZONING:</b>	CG – Commercial General
<b>TRAFFIC COUNTS:</b>	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

### FOR MORE DETAILS CONTACT:

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