



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RETAIL SPACE - NW CHAMPAIGN

SALE PRICE: \$2,700,000.00

FOR SALE



### 1807 W. Bradley Avenue

Champaign, IL 61820

1,650 SF

OFFICE

RETAIL

#### SALE PRICE

\$2,700,000.00

#### BUILDING SIZE

9,500 SF

#### AVAILABLE SPACE

1,650 SF

#### YEAR BUILT

2013

#### ZONING

CG - Commercial General

### PROPERTY DESCRIPTION

Inline unit with a flexible floor plan. The site has great street visibility and offers on-site parking.

#### NNN Expenses

Taxes: \$3.00/SF

Insurance: \$0.50/SF

Maintenance: \$1.00/SF

#### Traffic Counts:

Mattis Ave: 19,700 CPD

W. Bradley: 18,200 CPD

### AREA DESCRIPTION

Across from Parkland College. Area businesses include Kraft Foods and several office, retail, and light industrial business in at Mattis Commercial Park. Easy access with interstates nearby.



**JAY SIKORSKI**

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## AERIAL



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