



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## Village At The Crossing Retail Space

\$17.00 / SF / NNN

**FOR LEASE**



### 2506 Village Green Pl.

Champaign, IL 61822

**2,250 SF**

**RESTAURANT**

#### LEASE PRICE

\$17.00/ SF

#### LEASE TYPE

NNN

#### NNN EXPENSES

\$8.38/ SF

#### AVAILABLE SPACE

2,250 SF

#### TAX PIN

45-20-28-204-088

#### ZONING

CG- Commercial General

#### BUILDING CLASS

A

#### TENANCY

Multiple

### PROPERTY DESCRIPTION

The space consists of 2,250 SF of move-in ready restaurant space. The suite fronts Village Green Place which is a "main street" style design with diagonal parking in front. There is plenty of parking available in the shared rear parking lot along Duncan Road. Signage can be installed on both the west and east sides of the building. The space has 30' of frontage. The interior has been improved with two ADA restrooms, kitchen, and restaurant seating area. There is a patio area on the north side of the space for outside seating. \* Property is Broker Owned.

### AREA DESCRIPTION

The building is located in the Village at the Crossing commercial subdivision, which is located at the southwest corner of Duncan & Windsor. The Village contains a mix of retail and professional office space anchored by Walgreen's, Jupiter's, and Clock Tower Bank. The space is located directly across the street from Jupiter's at the Crossing. High-end residential subdivisions surround the area in all four directions.



**ZACH WETHERELL, CCIM**

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**COLDWELL BANKER COMMERCIAL  
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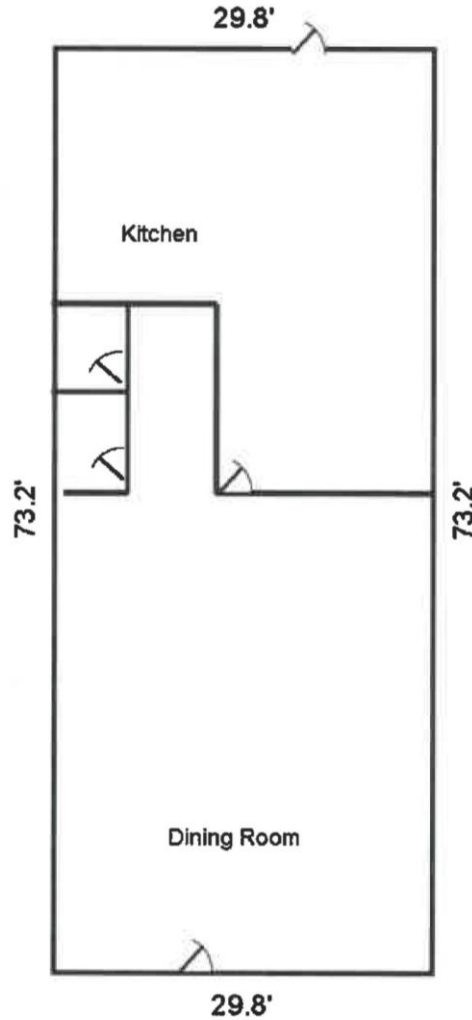
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## FLOOR PLAN



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