

RETAIL

FOR LEASE
\$17.00 / SF / NNN

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



2510 Village Green Pl.,
Champaign, IL 61822

PROPERTY INFORMATION

BUILDING SF
2,381

ZONING
CG – Commercial General

TAX PIN
46-20-28-204-088

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 Marine Bank. The space is located directly across the street from Jupiter's at the Crossing. Co-tenants include: Diva Nail Salon, Lacey's Place, El Patio, and Snyder Insurance, and Berkshire Hathaway Real Estate. High-end residential subdivisions surround the area in all four directions.

PROPERTY DESCRIPTION

Space extensively renovated in late 2016. The space is 2,381 SF and features a drive-thru window on the south side of the building. The suite fronts Village Green Place which is a "main street" style design with diagonal parking in front. There is plentiful parking available in the shared rear parking lot. Signage can be installed on both the west and east facades. The space has 30' of frontage. The interior has been improved with two ADA restrooms, kitchen, and restaurant seating area. The ceiling heights are approximately 13 feet and has double rear loading doors. All kitchen equipment comes with the space.

*Property is Broker Owned



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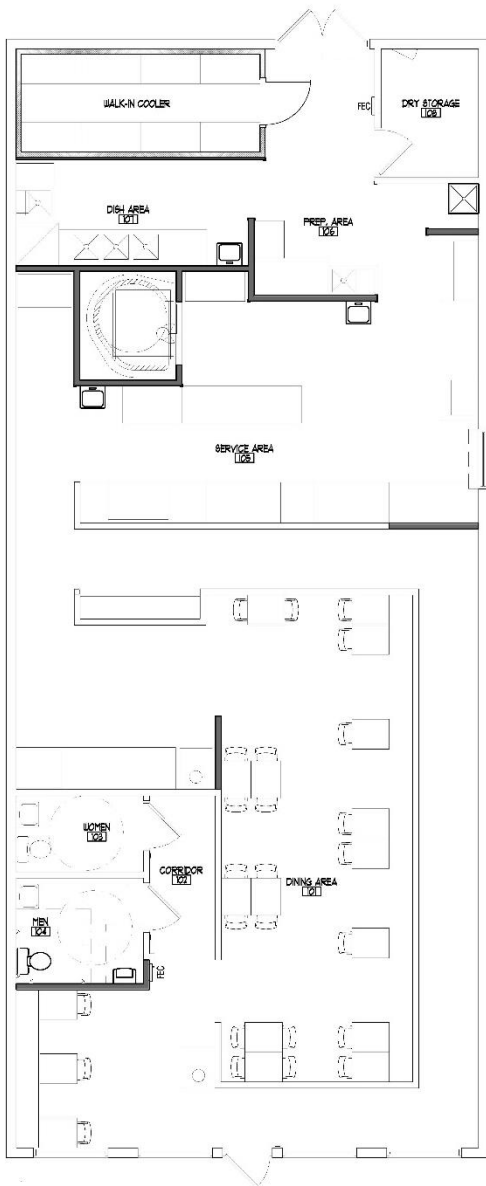
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Floor Plan



Equipment List

- Walk-in Cooler
- Make tables (3)
- Upright Freezer
- Dough Mixer
- Pizza Oven
- Stainless Steel Tables
- Various Shelving
- Glass partition
- Tables/Chairs
- Booster chairs
- Garbage cans
- Receiver/Phones
- Dish tables
- Printer/office supplies
- Cameras
- Small wares (make table inserts/spoons/bowls, etc...)



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