

FOR LEASE

\$23.00 / SF Modified Gross



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



401 S Mattis Ave., Champaign, IL 61821

Property Information

AVAILABLE SF FOR LEASE

1,904 SF

LEASE PRICE

\$23.00 / SF Modified Gross

ZONING

CG – Commercial General

AREA DESCRIPTION

Located at the corner of Springfield & Mattis Avenues in west Champaign, Round Barn Shopping Centre is a well-known retail destination with tenants including Jet's Pizza, Country Squire Cleaners, Jimmy John's, Original Pancake House, Just Be Hair Salon, Sylvan Learning Center, FedEx Kinko's, and many more. The shopping center is well-maintained, offers plentiful parking, and boasts high traffic counts.

PROPERTY DESCRIPTION

Round Barn Shopping Centre is a 116,000 SF shopping center located at the southwest corner of Mattis Avenue (22,600 AADT) and Springfield Avenue (16,150 AADT). The shopping center benefits from high visibility and easy accessibility and is conducive to a wide variety of uses. Tenants enjoy an abundance of parking and signage opportunities and the size and wide variety of tenants in the shopping center is a major traffic generator for the area.

Current availability:

Suite 3 - \$23.00 / SF Modified Gross (401 S Mattis Avenue): Suite 3 is currently configured as a coffee shop and is 1,904 SF with a large seating area, kitchen, men's and women's restrooms, and outdoor patio.



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**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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CHAMPAIGN, IL



1	Country Squire	6,144 SF	15	Leased	3,055 SF
2	Jimmy John's	2,172 SF	16	Ultimate Tan	4,794 SF
3	AVAILABLE	1,904 SF	17	Pancake House	4,512 SF
4	Just Be Salon	1,392 SF	18	Banquet Center	21,405 SF
5	Premier Employee Solutions	1,440 SF	19	Smoothie King	1,375 SF
6	LEASED	3,118 SF	20	Classic Home	3,232 SF
7	LEASED	3,000 SF	21	Edward Jones	1,131 SF
8	Love It Beauty Supply	1,600 SF	22	Widmer Interiors	1,533 SF
9	McVicker Martial Arts	2,170 SF	23	Fitness Center	16,411 SF
10	Confidentially Yours	2,110 SF	24	Queen's Nails	1,000 SF
11	Pottery Place	2,281 SF	25	Julen's Optical	2,000 SF
12	Raw Fitness	4,755 SF	26	Leased	6,000 SF
13	Jet's Pizza	2,229 SF	27	Illinois DMV	6,000 SF
14	Familia Dental	3,670 SF	28	Niro's Gyros	4,448 SF

TOTAL SQUARE FEET

116,109 SF



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Aerial



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