



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

STAND ALONE RETAIL/OFFICE BUILDING

\$1,300,000.00

FOR SALE



1005 W. Bloomington Road

Champaign, IL 61821

4,450 SF

OFFICE

INDUSTRIAL

SALE PRICE

\$1,300,000.00

AVAILABLE SPACE

4,450 SF

PROPERTY DESCRIPTION

Subject property is a 4,336 building built in 2013. Site has great visibility from Bloomington Rd. On site parking is available with a pylon sign located on site.

Traffic Count:

W. Bloomington Rd. - 14,800 VPD

N. Prospect Ave. - 33,100 VPD

AREA DESCRIPTION

Subject property is located in North Champaign, surrounded by a neighborhood to the south and Interstate I-74 to the North. Close in proximity to the North Prospect retail corridor, this site offers all the advantages that a retail site needs.



JAY SIKORSKI

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201 W Springfield Ave. 11th Floor

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