

RETAIL
OFFICE

FOR LEASE

\$10.00 / SF / NNN



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



RETAIL/OFFICE SPACE FOR LEASE

206 W Anthony Dr., Champaign, IL 61822

PROPERTY INFORMATION

AVAILABLE SPACE

20,873 SF

BUILDING SIZE

30,200 SF

LEASE PRICE

\$10.00 / SF

LEASE TYPE

NNN

TAX PIN

41-20-01-202-007 & -006

ZONING

CG – Commercial General

YEAR BUILT

1992

PARKING

125

PROPERTY DESCRIPTION

Building was originally constructed in 1992 as a furniture store and then completely renovated in 2006 for Carle Hospital. Carle is currently utilizing the building for multiple departments however the building can be opened up and used for retail.

AREA DESCRIPTION

Building is located on one of the main thoroughfare (Marketview) between North Prospect Ave & North Neil St. Retail Corridor. To the north and east of the property is Market Place Mall (900,000 SF enclosed mall), Marketplace Plaza (215,000 SF open air center), and Marketview Shopping Center (175,000 SF open air center). To the north and west of the property is Pine Tree Plaza (111,700 SF open air center), Baytown Square (95,700 SF open air center), and Champaign Town Center (85,900 SF open air center). Some neighboring tenants include; Walmart, Sam's Club, Lowes, Menards, Meijer, Rural King, Bergner's, Macy's, JC Penny's, Dicks Sporting Goods, Field & Stream, Gander Mountain, Best Buy, Slumberland, Ashley, and PetSmart to name a few.



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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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AERIAL



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FLOOR PLAN



TOTAL SQUARE FOOT: 30,200 SF

TENANT A: 9,327 SF
REMAINDER: 20,873 SF



EXISTING FLOOR PLAN

1/16" = 1'-0" (11x17)
1/32" = 1'-0" (22x34)

0 8 16 32



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