

RETAIL
FOR LEASE
\$25.00 / SF NNN



408 W Town Center Blvd., Champaign, IL 61822
RETAIL SPACE – DRIVE-THRU AVAILABLE

Property Information

AVAILABLE SPACE

2,200 – 6,721 SF

BUILDING SIZE

8,982 SF

LEASE PRICE

\$25.00 / SF NNN

ZONING

CG – Commercial General

AREA DESCRIPTION

The subject property is ideally located just west of what will be the main entrance to a brand-new Costco, that is expected to be completed by late 2020.

Major retailers in the area include Menards, Target, Macy's, Dick's Sporting Goods, Sam's Club, Meijer, Aldi, Walmart Supercenter, Ashley Furniture, Kohl's, PetSmart, Hobby Lobby, and many more.

Traffic Counts:

Town Center: 9,200 VPD

Neil Street: 11,000 VPD

PROPERTY DESCRIPTION

Market Place Crossing is a 3-acre development anchored by La-Z-Boy and Freddy's Frozen Custard & Steakhburgers that is strategically located along Town Center Boulevard between Prospect Avenue and Neil Street. An additional 8,982 SF (divisible) of retail space was constructed in 2020 and offers inline and endcap retail space for lease.

Suite 408 has been leased and 6,721 SF of space remains available and can be divided into 2,261 SF (Suite 414 - endcap), 2,230 SF (Suite 412 - inline) and 2,230 SF (Suite 410 - inline). Suite 414 on the west endcap has the opportunity for a drive-thru and the building benefits from cross access and parking agreements with the neighboring properties and pylon signage is available along Town Center Boulevard.

Suites will be delivered as a vanilla-box.



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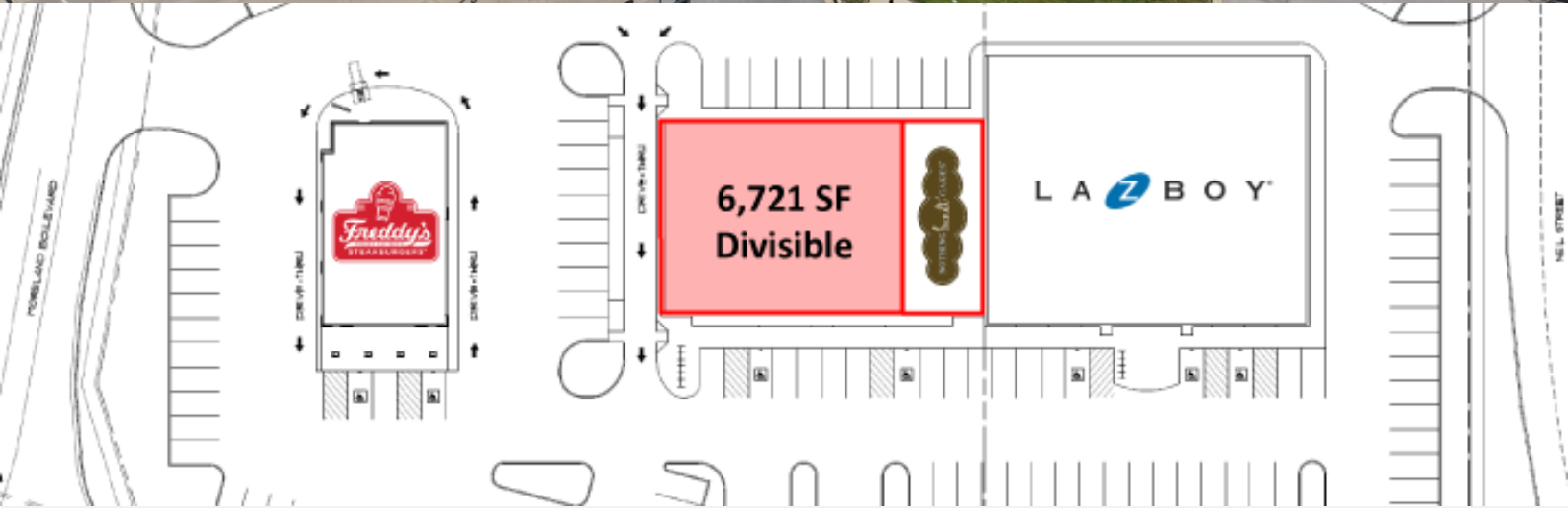
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