

# FOR LEASE

## \$10.00 / SF NNN



206 W Anthony Dr., Champaign, IL 61822

## RETAIL/OFFICE SPACE FOR LEASE

### Property Information

#### AVAILABLE SPACE

29,680 SF

#### BUILDING SIZE

29,680 SF

#### LEASE PRICE

\$10.00 / SF NNN

#### ZONING

CG – Commercial General

#### AREA

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.

#### 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. Building will be available April 2019.

**AJ Thoma, III, CCIM**  
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**Coldwell Banker Commercial  
Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712



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**COLDWELL  
BANKER  
COMMERCIAL****DEVONSHIRE REALTY**

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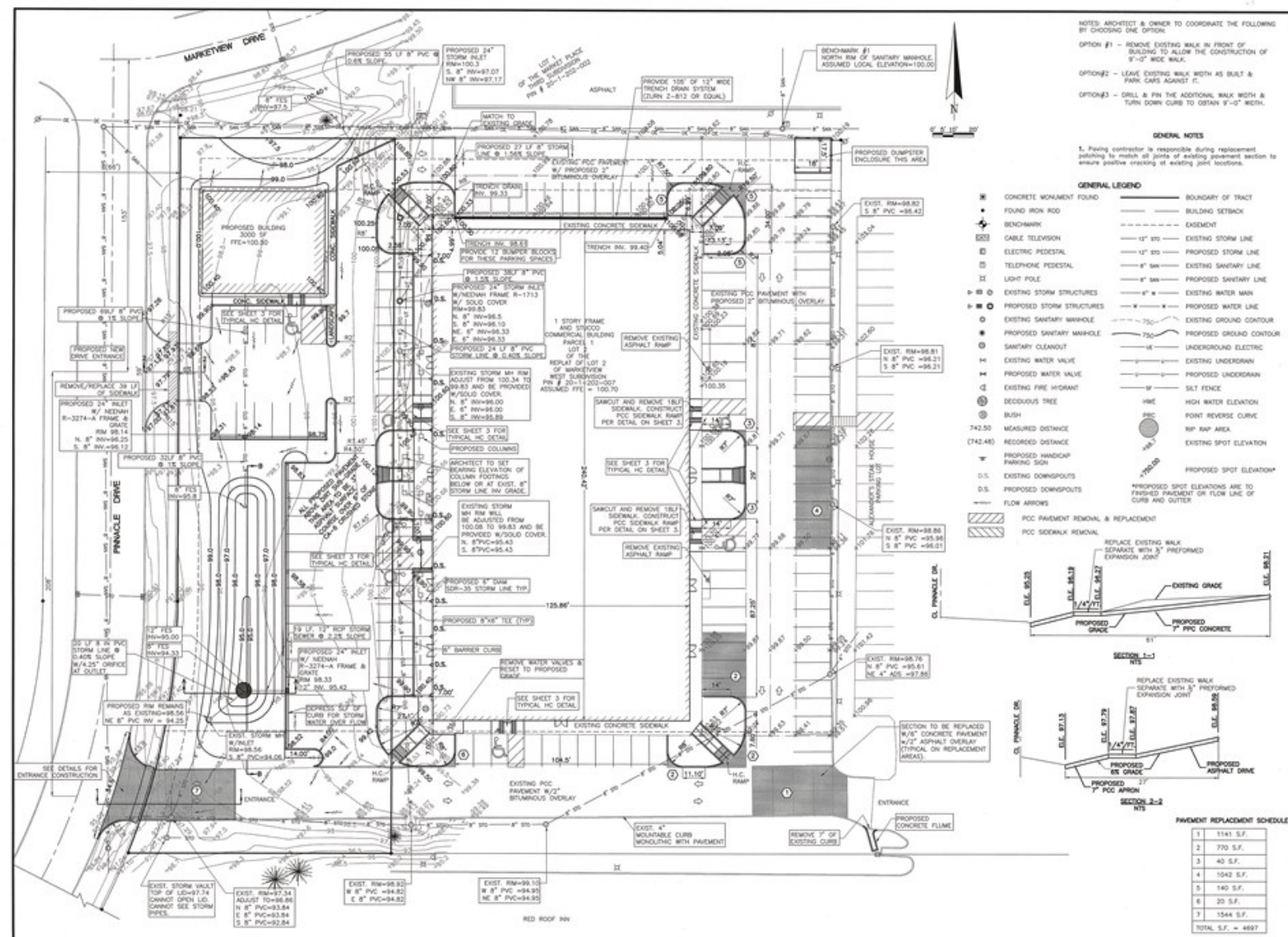
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