

FOR LEASE

Negotiable / NNN



1412 N Prospect Ave., Champaign, IL 61820

Property Information

AVAILABLE SF
2,800 SF

BUILDING SF
29,075 SF

LEASE TYPE
NNN

ZONING
CG – Commercial General

AREA DESCRIPTION

Pioneer Plaza is located at the southeast corner of Prospect Avenue & Bloomington Road, and boasts high traffic counts, great visibility, and easy access to Interstate 74. Walgreens and Arby's are immediately in front of the plaza, while Mobil, Jimmy John's, McDonald's, The Home Depot, and Tire Barn are in the immediate vicinity. Other tenants in Pioneer Plaza include Rent-A-Center, Dollar General, Promise Healthcare, Walgreens, Arby's, and others.

PROPERTY DESCRIPTION

Pioneer Plaza is a 29,075 square foot shopping center at the corner of North Prospect Avenue and Bloomington Road. The available suite is located on the easternmost endcap of the plaza, facing one of two entrances from Bloomington Road. The space totals 2,800 square feet and consists of a large front open area, loading area with overhead door, small back office, and two restrooms. Signage is available on the building's facade, as well as on two marquee signs on both Prospect Avenue and Bloomington Road. Abundant parking is available in the plaza's shared parking lot.



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RETAIL

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**Coldwell Banker Commercial
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201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
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**COLDWELL
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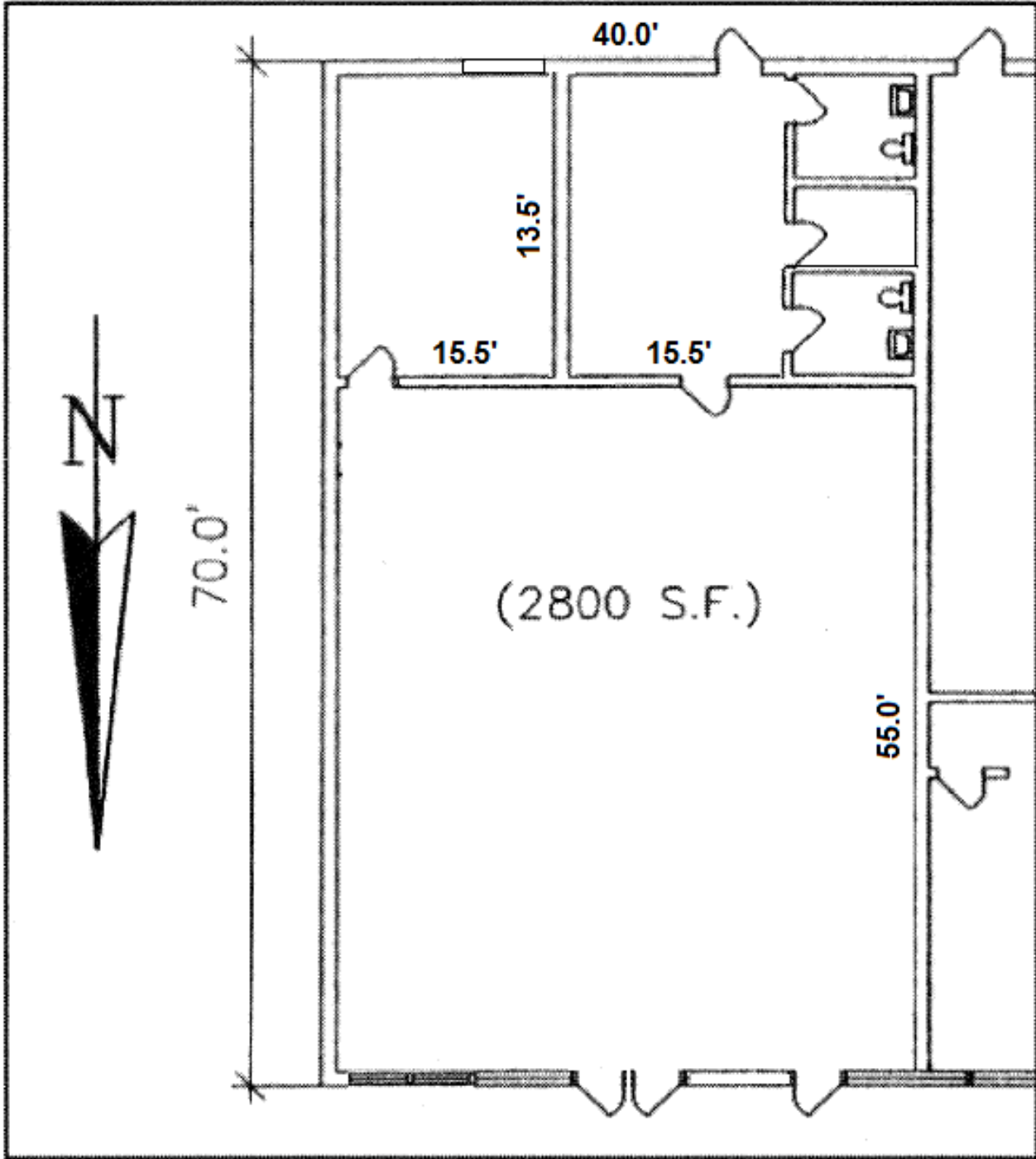
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