

**FOR LEASE****\$23.00/SF Gross**

**101 N. Mattis Ave., Champaign, IL 61821**  
**RETAIL SPACE FOR LEASE**

## Property Information

### AVAILABLE SF

1,300

### BUILDING SF

1,400

### PRICE

\$23.00/SF Gross

### ZONING

CG – Commercial General

### AREA DESCRIPTION

Subject property is a freestanding former Schnuck's Express C-Store (does not include fuel pumps) located at the northwest corner of Mattis Ave & University Ave. To the west of the property is Champaign Commons (88,105 SF open air center anchored by Schunck's Grocery). To the south of the property is Country Fair Shopping Center (326,000 SF open air center) and Round Barn Centre (116,109 SF open air center). Some neighboring tenants include Schnucks, Texas Roadhouse, Monical's Pizza, CVS, and Karen's Kloset.

## PROPERTY DESCRIPTION

Subject property is a freestanding 1,400 SF (1,300 SF usable) building that has been mostly gutted except for the 2 ADA restrooms. The space features 9' ceilings, concrete floors, and 800 Amp 3-phase electrical service, basic lighting/electrical, and a grease trap.

**AJ Thoma III, CCIM**  
**217-520-3299**  
 ajt@cbcdr.com

**OFFICE****RETAIL**

**RICHARD HARRINGTON**

**217-403-3355**

**Richard.Harrington@cbcdr.com**

**CBCDR.COM**

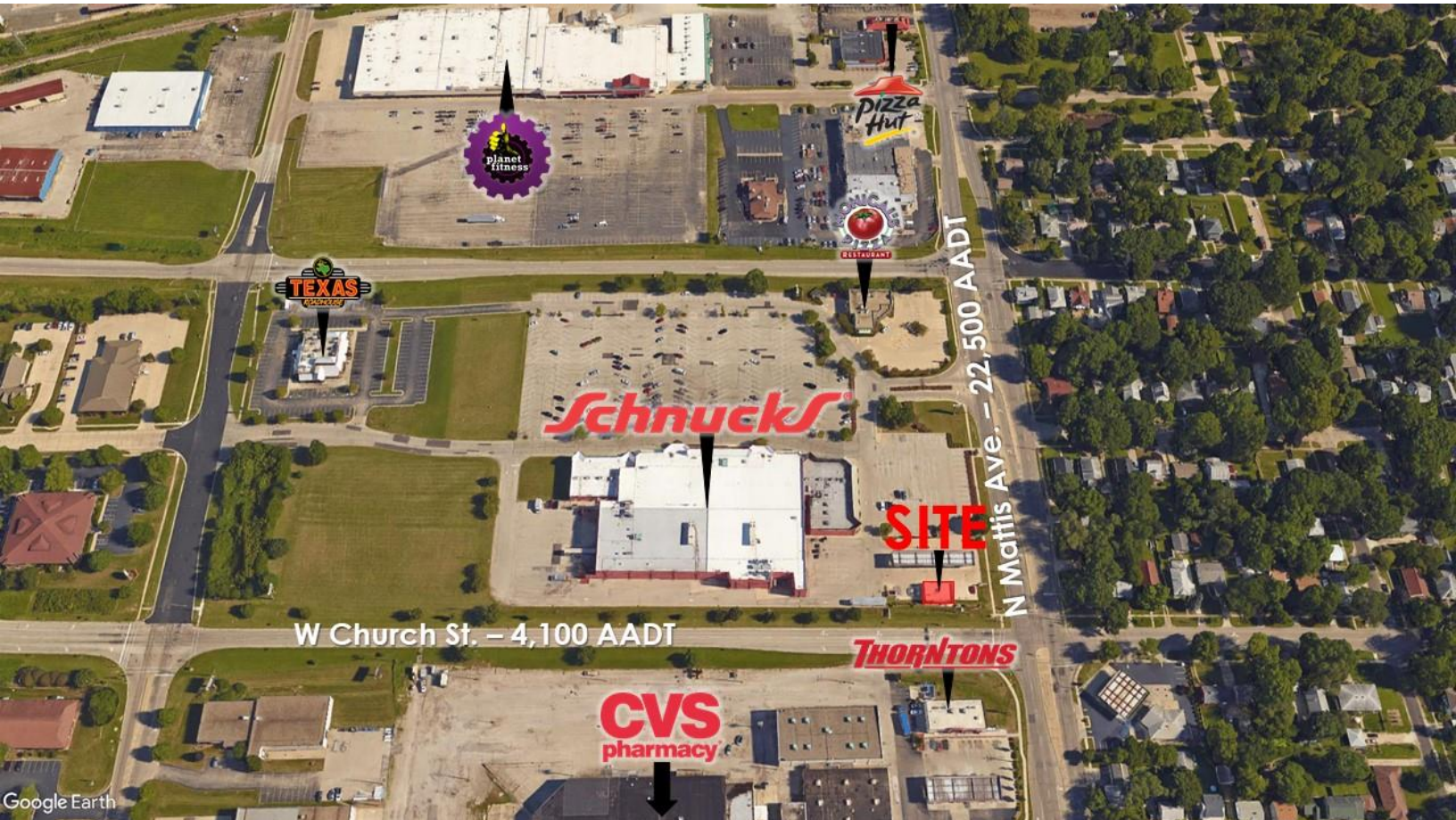
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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

RETAIL  
OFFICE

# FOR LEASE

## \$23.00/SF Gross



AJ Thoma III, CCIM  
217-520-3299  
ajt@cbcdr.com



OFFICE



RETAIL

RICHARD HARRINGTON  
217-403-3355  
Richard.Harrington@cbcdr.com

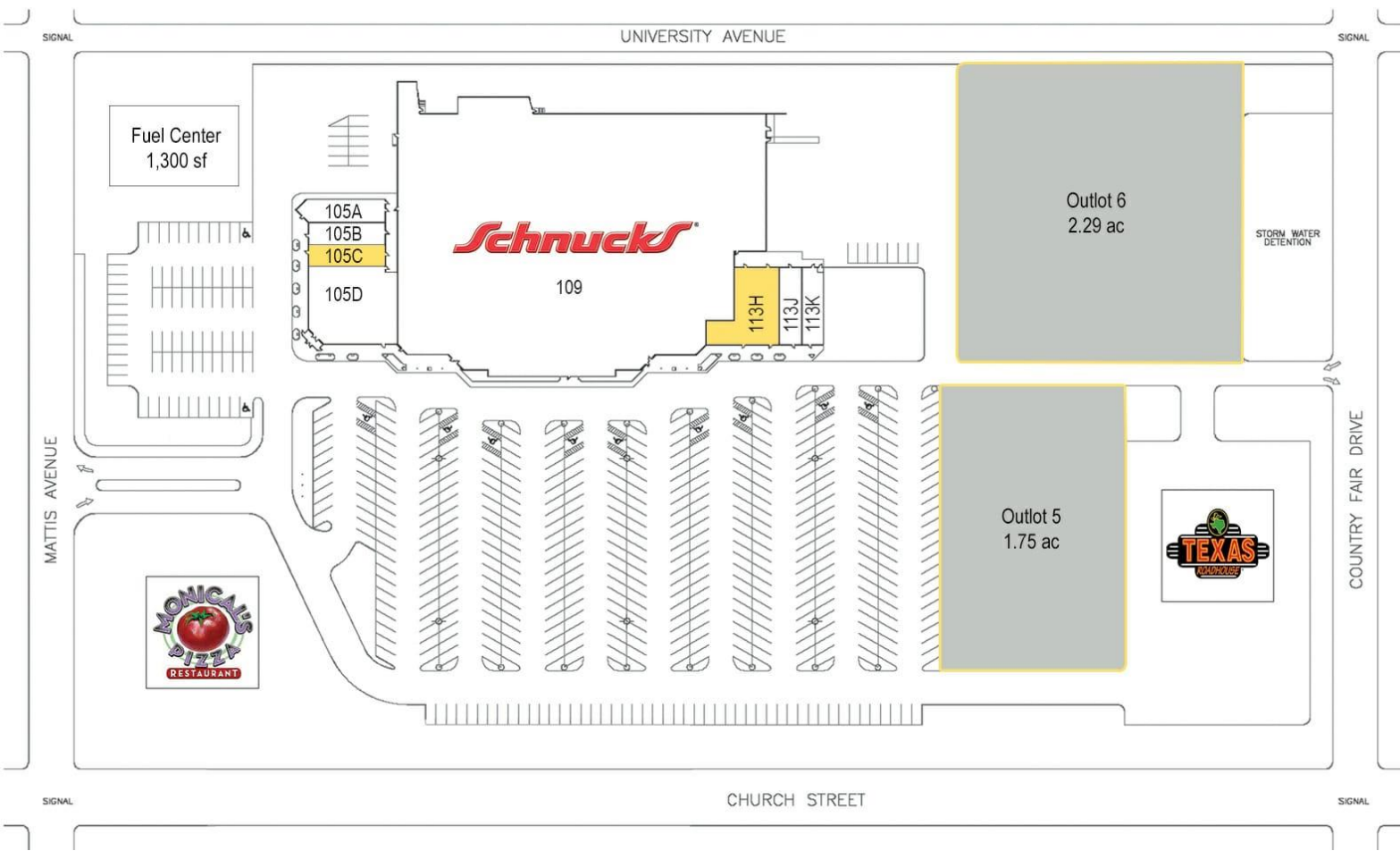
**CBCDR.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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



# C H A M P A I G N C O M M O N S



**AJ Thoma III, CCIM**  
217-520-3299  
ajt@cbcdr.com



**RICHARD HARRINGTON**  
217-403-3355  
Richard.Harrington@cbcdr.com