



306 E. Main St., Urbana, IL 61802
RETAIL SPACE FOR LEASE

Property Information

AVAILABLE SF

1,300

BUILDING SF

1,400

PRICE

\$24.00/SF Gross

ZONING

B4E – Central Business

AREA DESCRIPTION

Subject property is a freestanding former Schnuck's Express C-Store (does not include fuel pumps) located at the northeast corner of Vine/Cunningham/Rt. 45 and Main street in downtown Urbana. To the north and east is Urbana Crossing (85,159 SF open air center). To the south and west of the property is the County Court House and Lincoln Square Mall (318,000 SF enclosed mall). Some of the neighboring tenants include Schnucks, Starbucks, Advance Auto Parts, Papa Murphy's, Sherwin Williams, H & R Block, and Ivy Rehab.

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.

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RETAIL
OFFICE

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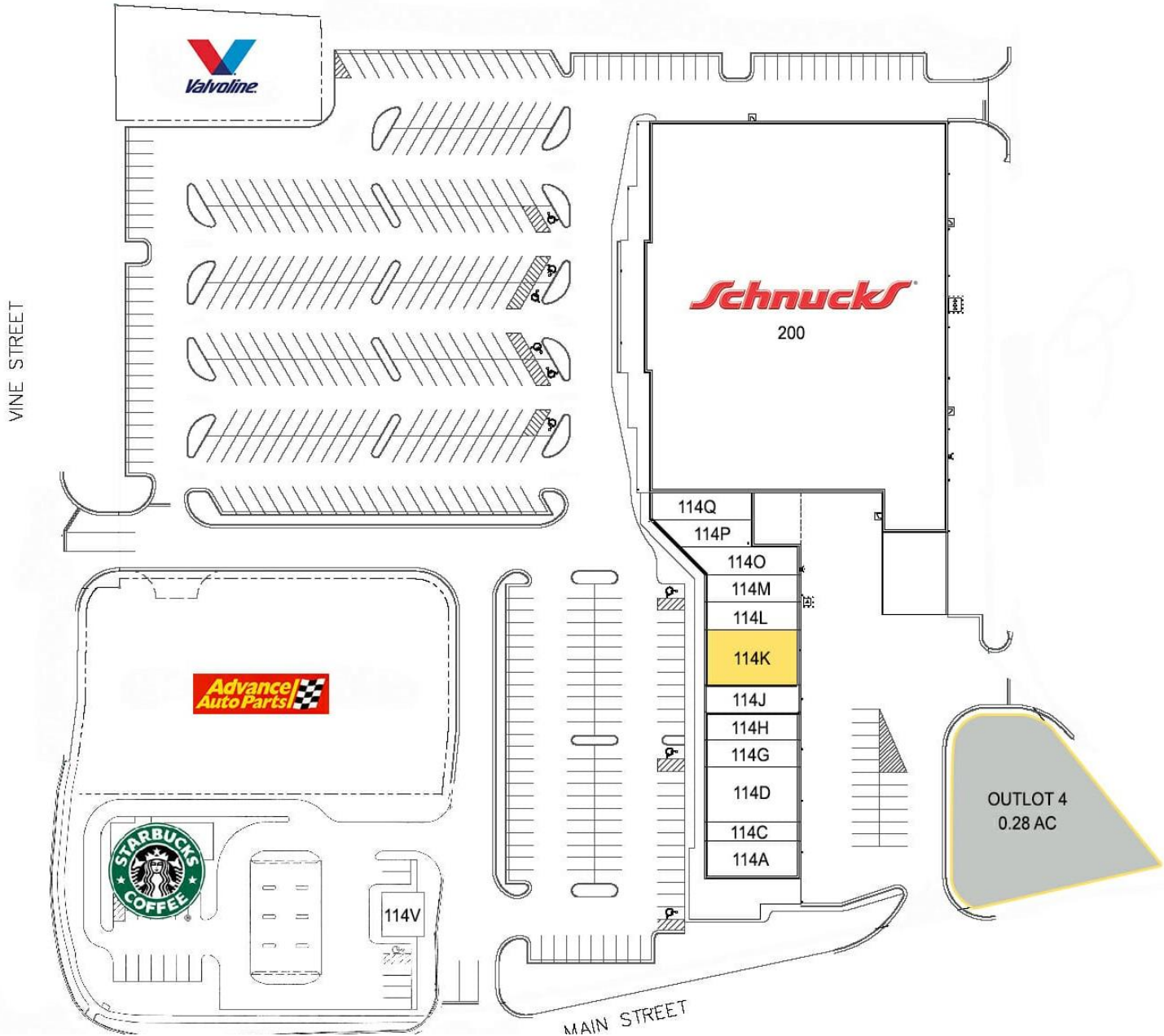
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