



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL SPACE FOR LEASE

\$23.00 / SF / GROSS

FOR LEASE



101 N. Mattis Avenue

Champaign, IL 61821

1,400 SF

OFFICE

RETAIL

AVAILABLE SPACE

1,400 SF

BUILDING SIZE

1,400 SF

LEASE PRICE

\$23.00 / SF / Gross

ZONING

B4E – Central Business

PROPERTY DESCRIPTION

Subject property is a freestanding 1,400 SF 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.

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 Klostet.



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**COLDWELL BANKER COMMERCIAL
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AERIAL



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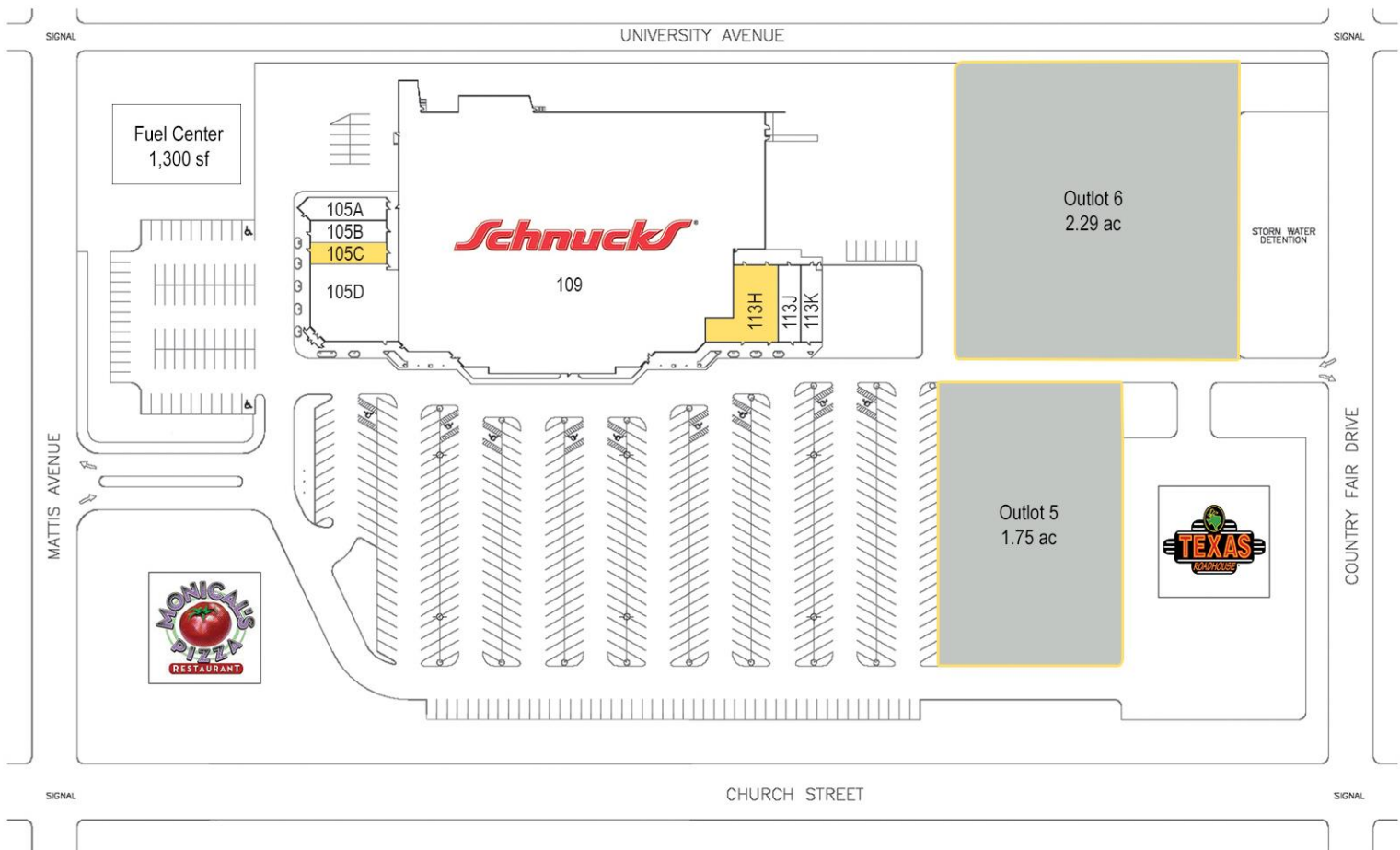
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**FOR
LEASE**

SITE PLAN

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



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