



**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.



**AJ THOMA III, CCIM, SIOR**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)  
cbcdr.com



**RICHARD HARRINGTON**  
217-403-0335  
[Richard.Harrington@cbcdr.com](mailto:Richard.Harrington@cbcdr.com)  
cbcdr.com



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201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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## AERIAL



**AJ THOMA III, CCIM, SIOR**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**RICHARD HARRINGTON**  
217-403-0335  
[Richard.Harrington@cbcdr.com](mailto:Richard.Harrington@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



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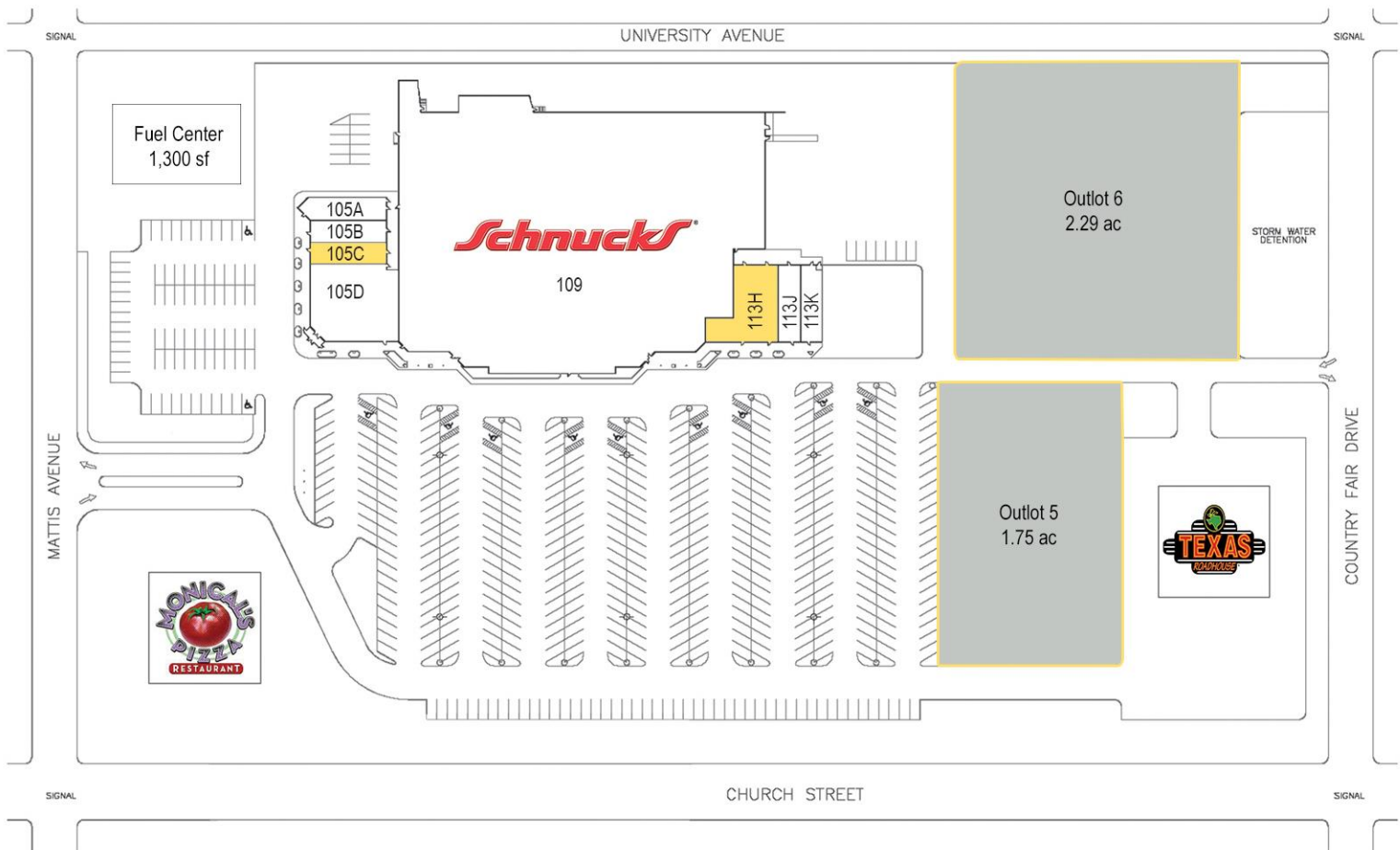
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## SITE PLAN

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



**AJ THOMA III, CCIM, SIOR**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**RICHARD HARRINGTON**  
217-403-0335  
[Richard.Harrington@cbcdr.com](mailto:Richard.Harrington@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



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