



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL SPACE FOR LEASE

\$24.00 / SF / GROSS

FOR LEASE



306 E. Main Street

Urbana, IL 61802

1,400 SF

OFFICE

RETAIL

AVAILABLE SPACE

1,400 SF

BUILDING SIZE

1,400 SF

LEASE PRICE

\$24.00 / 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 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.



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**COLDWELL BANKER COMMERCIAL
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AERIAL



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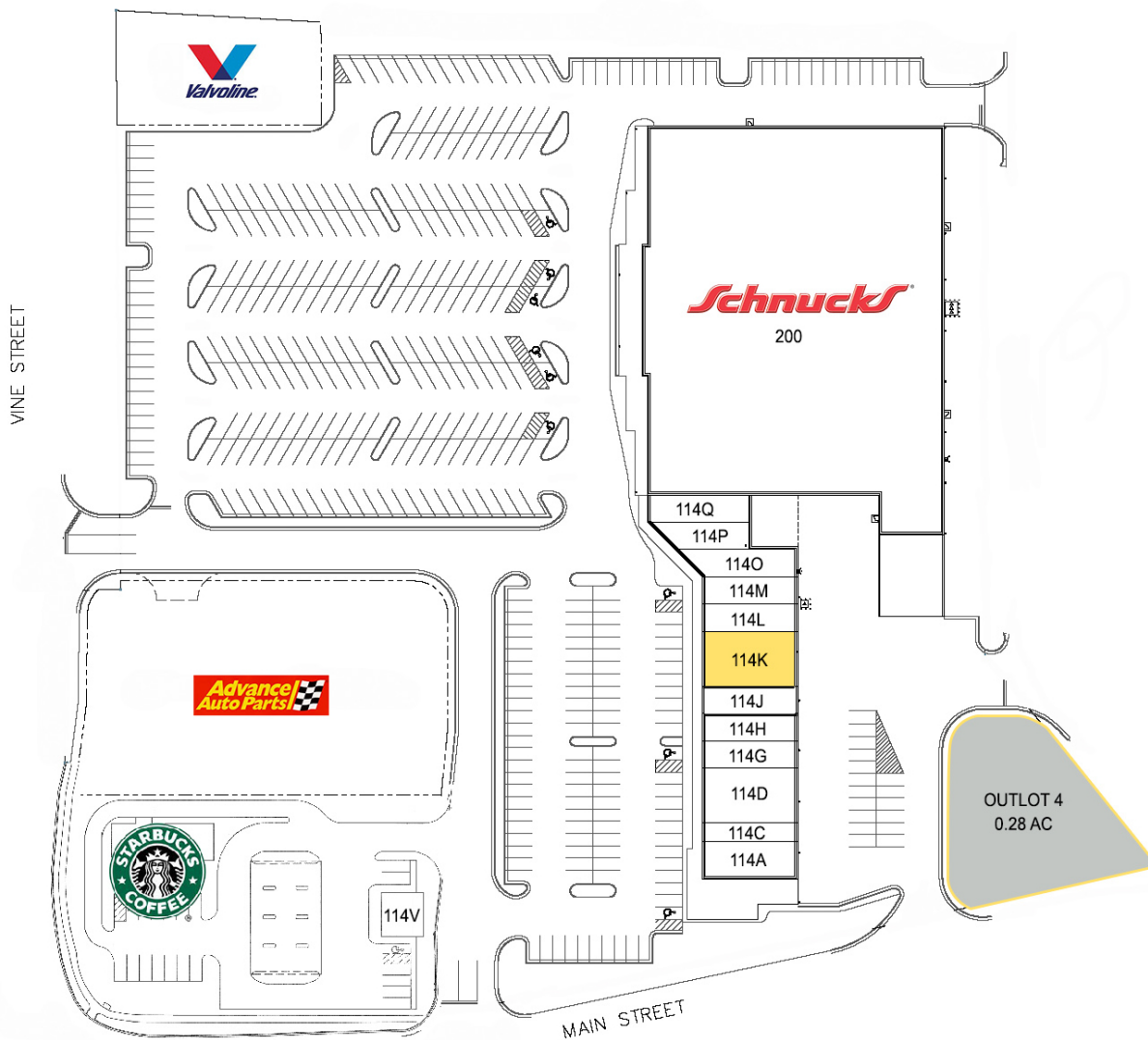
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**FOR
LEASE**

SITE PLAN

U R B A N A C R O S S I N G



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