

RETAIL

FOR SALE OR LEASE

\$575,000 / \$27.15 / SF / NNN

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



401 West Kirby Ave., Champaign, IL 61820

PROPERTY INFORMATION

BUILDING SF

1,768 SF

LOT SF

28,985 SF

PARKING

30 Spaces

ZONING

CN – Commercial Neighborhood

TAX ID

45-20-24-132-003
45-20-24-132-004

YEAR BUILT

1959 (Renovated 2009)

PROPERTY DESCRIPTION

401 West Kirby Avenue is a single story masonry building on a 28,985 square foot lot with drive-thru access. Included in building area is a 10' x 6' walk-in freezer, two hoods, and a 3-compartment sink. The current lease with Niro's Gyros runs through 12/31/2020.

*Property Is Broker Owned

AREA DESCRIPTION

Subject property features tremendous visibility along West Kirby Avenue, and is located on the "to work" side of the street. To the east of the property is the intersection of Kirby Ave and Neil St, which are main arteries that run through Champaign with some of the highest traffic counts in town. To the south and east of the subject property is Trade Centre South (120,000 SF office building) that supports 1,000 employees. The immediate area has over 5,000 employees and 600 hotel rooms in addition to close proximity to the University of Illinois campus home to 45,000 students and staff. Nearby tenants include Jarlings Custard Cup, Walgreens, McDonald's, Baxter's American Grill, Hawthorn Suites, and both Memorial Stadium and State Farm Center.



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**Coldwell Banker Commercial
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217-352-7712

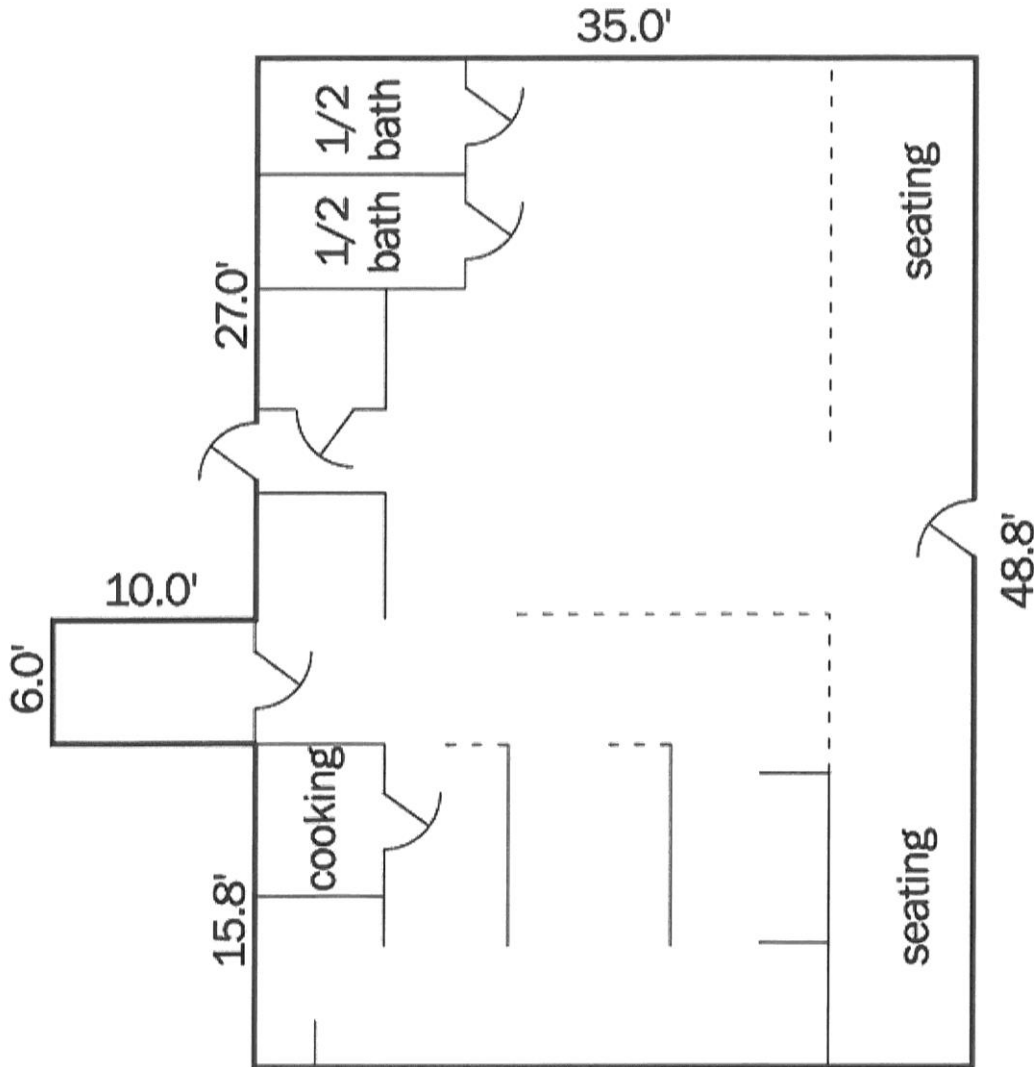
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FLOOR PLAN



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