

**FOR LEASE****\$17.00 / SF / NNN****407 E University Ave., Urbana, IL 61802**

## Property Information

**AVAILABLE SPACE**

2,071 SF

**BUILDING SIZE**

3,910 SF

**LEASE PRICE**

\$17.00 / SF / NNN

**ZONING**

B-3 General Business

**AREA DESCRIPTION**

The subject property is ideally located on a highly visible corner parcel at the intersection of University Avenue (19,200 AADT) and Maple Street (2,150 AADT) in Urbana. The property is located near the two largest employers in Champaign County – the University of Illinois (47,000+ students and 10,000+ faculty and staff), and Carle Foundation, a 345-bed regional care hospital (6,000+ employees). Other notable tenants in the vicinity include Carter's Furniture, Schnuck's, Jimmy John's, Panda Express, Walgreens, McDonalds, Starbucks, and Wendy's.

**PROPERTY DESCRIPTION**

This two-tenant retail outlet building is anchored by Domino's and offers a tenant the opportunity to lease +/- 2,071 SF of endcap retail space. The suite is on the west side of the building which provides incredible visibility from the corner of University Avenue and Cunningham Avenue. The building can be accessed from University Avenue and Maple Street and also offers great signage opportunities.

The suite will be delivered to qualified-credit tenants as a "vanilla-box" and will include concrete floor, dry-walled walls, drop ceiling with lights, electrical outlets, single restroom to code, 200 amp power, and HVAC in place.

NNN expenses: \$10.65 / SF

**Josh Markiewicz**  
**217-403-3424**  
**joshm@cbcdr.com**

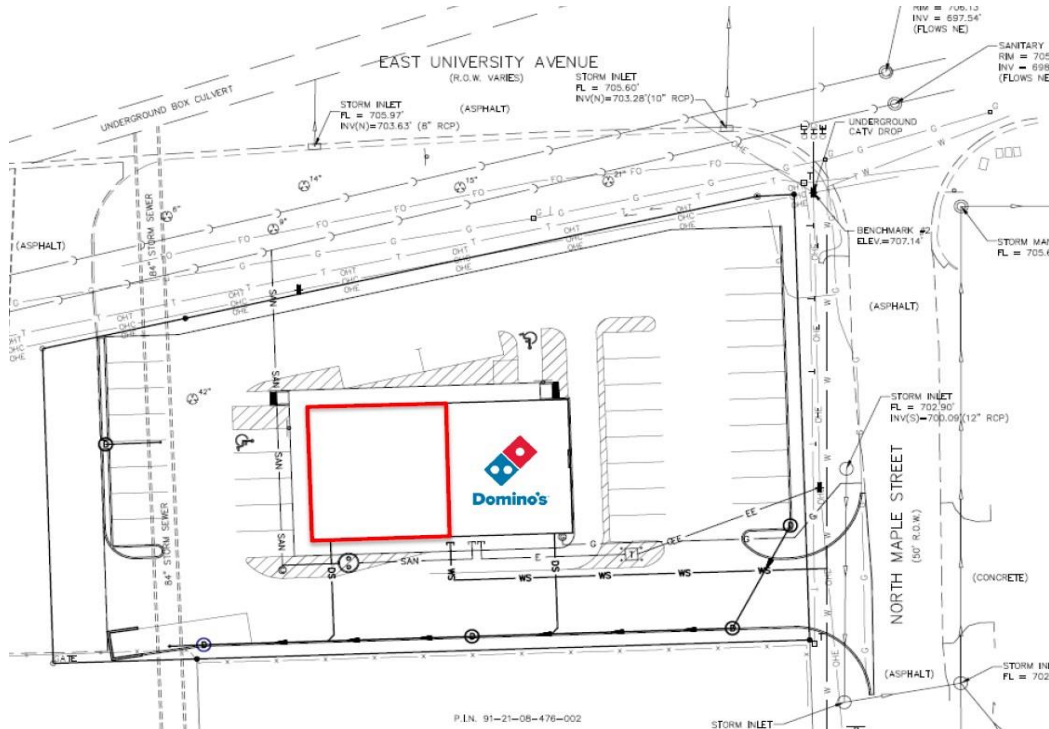
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**Coldwell Banker Commercial**  
**Devonshire Realty**  
**201 W. Springfield Ave., 11<sup>th</sup> Fl.**  
**Champaign, Illinois 61820**  
**217-352-7712**

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