

RETAIL

**LEASE****\$33.00 / SF / NNN****COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY****102 E. Green St., Champaign, IL 61820****PROPERTY INFORMATION****AVAILABLE SF****Retail 2 - 2,419****PRICE PER SF****Retail 2 - \$33.00 / SF****BUILDING SF****~16,500****LEASE TYPE****NNN****YEAR BUILT****2019****ZONING****CB3 - Central Business Campus****TAX ID****46-21-18-104-011, -012, -013****BUILDING CONSTRUCTION**

Landlord will deliver shell space allowing for flexible buildout. A tenant improvement allowance is available to qualified tenants.

**PROPERTY DESCRIPTION**

Legendary campus establishment KAM's relocated to this brand new 16,500 SF building. The remaining available space (Retail 2) features 2,418 SF of wraparound frontage along the northeast corner of E. Green and S. First streets. The space offers amazing visibility located in the heart of Campustown while also being less than a mile from the emerging Midtown and Downtown Champaign area.

Landlord will deliver shell space allowing for flexible buildout. A tenant improvement allowance is available to qualified tenants.

**AREA DESCRIPTION**

The development site is located along the University of Illinois's main traffic artery which is home to retailers such as Walgreens, Gameday Spirit, Chipotle, and many more. The growing Midtown submarket is located one block north and one block to the west is the major thoroughfare of downtown Champaign (Neil St.)



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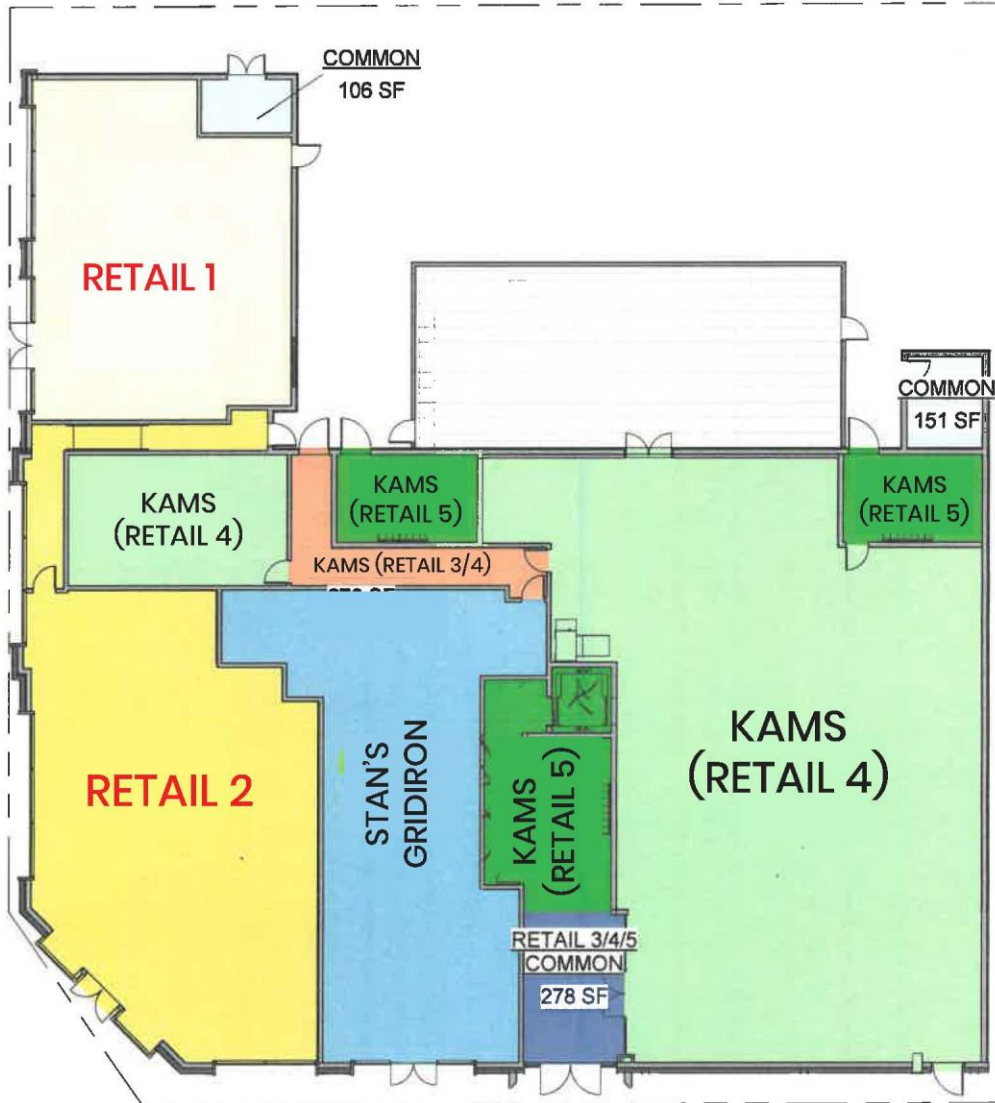
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# FLOOR PLAN



## AREA SCHEDULE

Name	Area
Retail 1	1,517 SF
Retail 2	2,419 SF
STAN'S GRIDIRON	1,741 SF
Retail 4	4,724 SF
Retail 5	5,239 SF
Retail 3/4	278 SF
Retail 3/4/5 Common	278 SF
Common	257 SF



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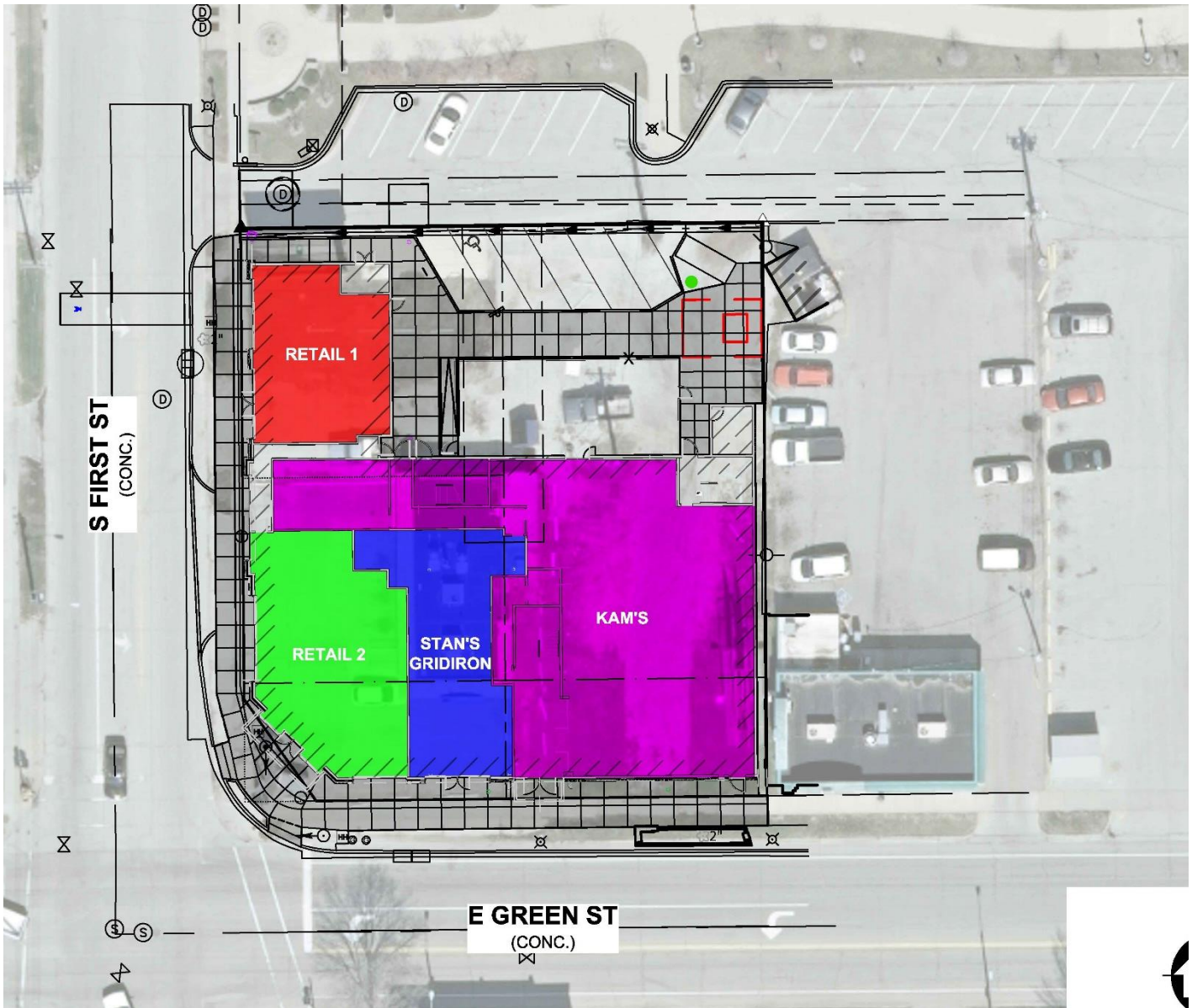
# LEASE

\$33.00 / SF / NNN



**COLDWELL  
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## SITE PLAN



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