

LEASE

\$28.00 – \$33.00 / SF / NNN

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



102 E. Green St., Champaign, IL 61820

Property Information

AVAILABLE SF FOR LEASE

Retail 1 - 1,517

Retail 2 - 2,419

PRICE PER SF

Retail 1 - \$28.00 / NNN

Retail 2 - \$33.00 / NNN

BUILDING SF

~16,500

BUILDING CONSTRUCTION

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.)

PROPERTY DESCRIPTION

Legendary campus establishment Kam's is relocating in this brand new 16,500 SF building. Features wraparound frontage along the northeast corner of E. Green and S. First streets. There will be two suites available for tenant fit-out by November 2019. Retail 1 (1,517 SF) & Retail 2 (2,418 SF) are ideal for restaurant and retail users.



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RETAIL

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

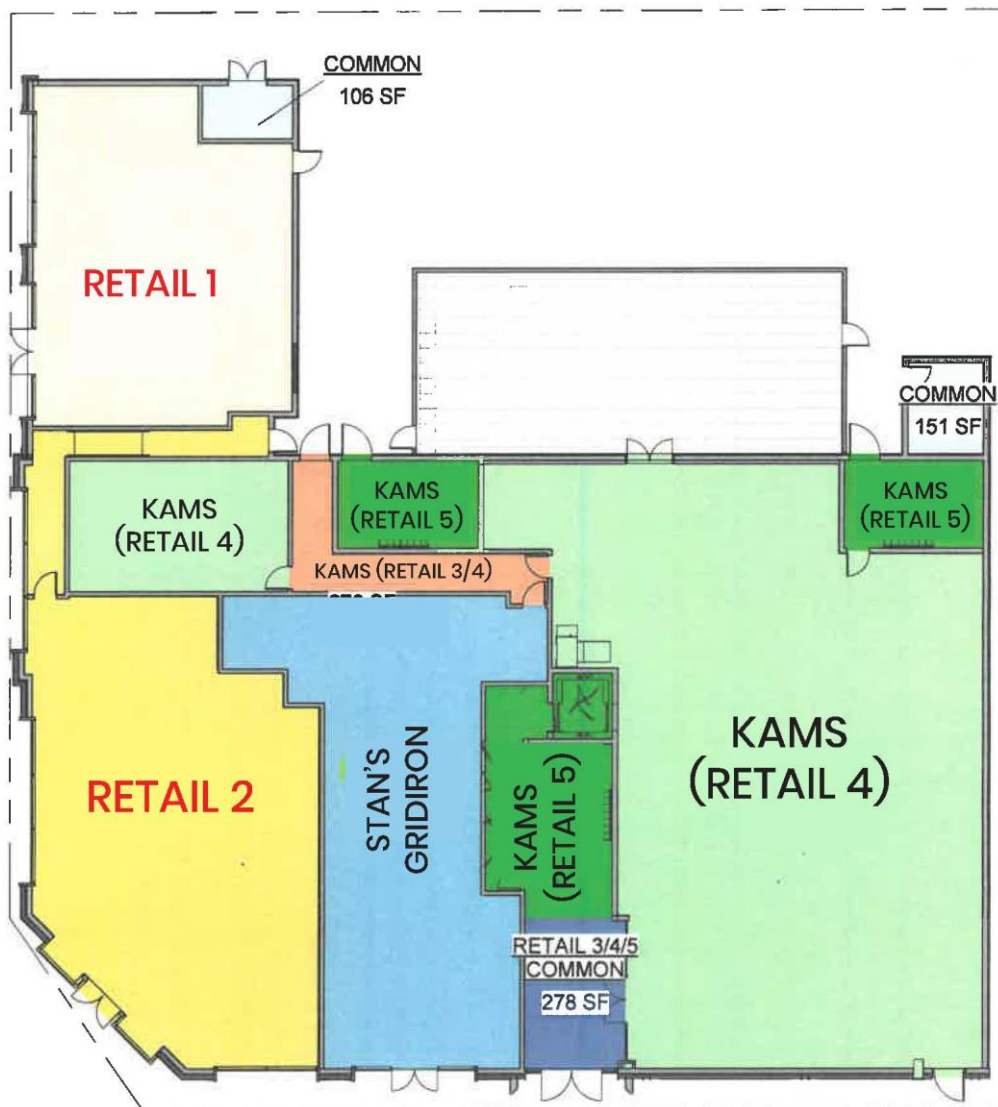
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FLOOR PLAN



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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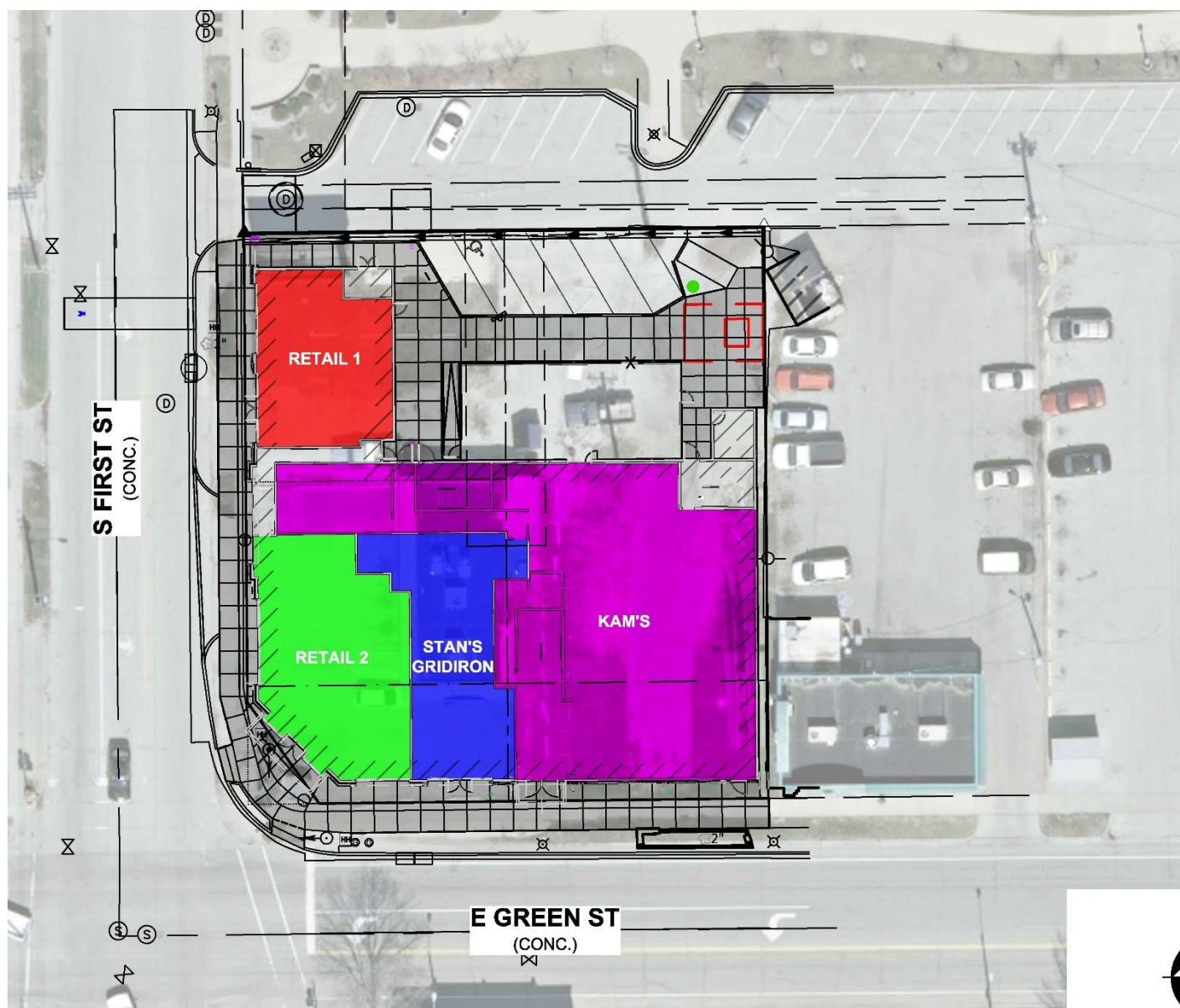
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SITE PLAN



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