

**FOR LEASE****\$30.00 / SF / NNN**

## 803 W. ANTHONY DRIVE, Champaign, IL 61820

### Property Information

#### AVAILABLE SPACE

2,357 SF

#### BUILDING SIZE

4,770 SF

#### LEASE TYPE

NNN

#### ZONING

CG – Commercial General

#### PROPERTY DESCRIPTION

803 W Anthony Drive is a +/- 4,770 SF retail center that was built in 2014 and the east endcap has 2,357 SF available for lease. The available suite was originally a quick-service restaurant and offers flexibility to remain as a restaurant for a future tenant or could become traditional retail space. The suite is currently configured with an open dining area in front, serving and prep area in the middle and rear of the suite, and mens and womens restrooms. Signage opportunities are available on the building and on two pylon signs along Prospect Avenue and Anthony Drive.

#### AREA DESCRIPTION

The subject property is well-positioned in a dense retail corridor, benefiting from its location along Prospect Avenue and near all of the major big box retailers in the market. The property is also located near Market Place Shopping Center, a new Costco (expected Fall 2020) and numerous national tenants. Market Place Shopping Center provides a regional draw to the area due to its over 100 retailers and 887,071 SF of shopping space, and the subject property benefits from being located just off the Interstate 74 / Prospect Avenue interchange. The University of Illinois is located just southeast of the subject property and has over 51,000 students and 10,000+ faculty & staff.



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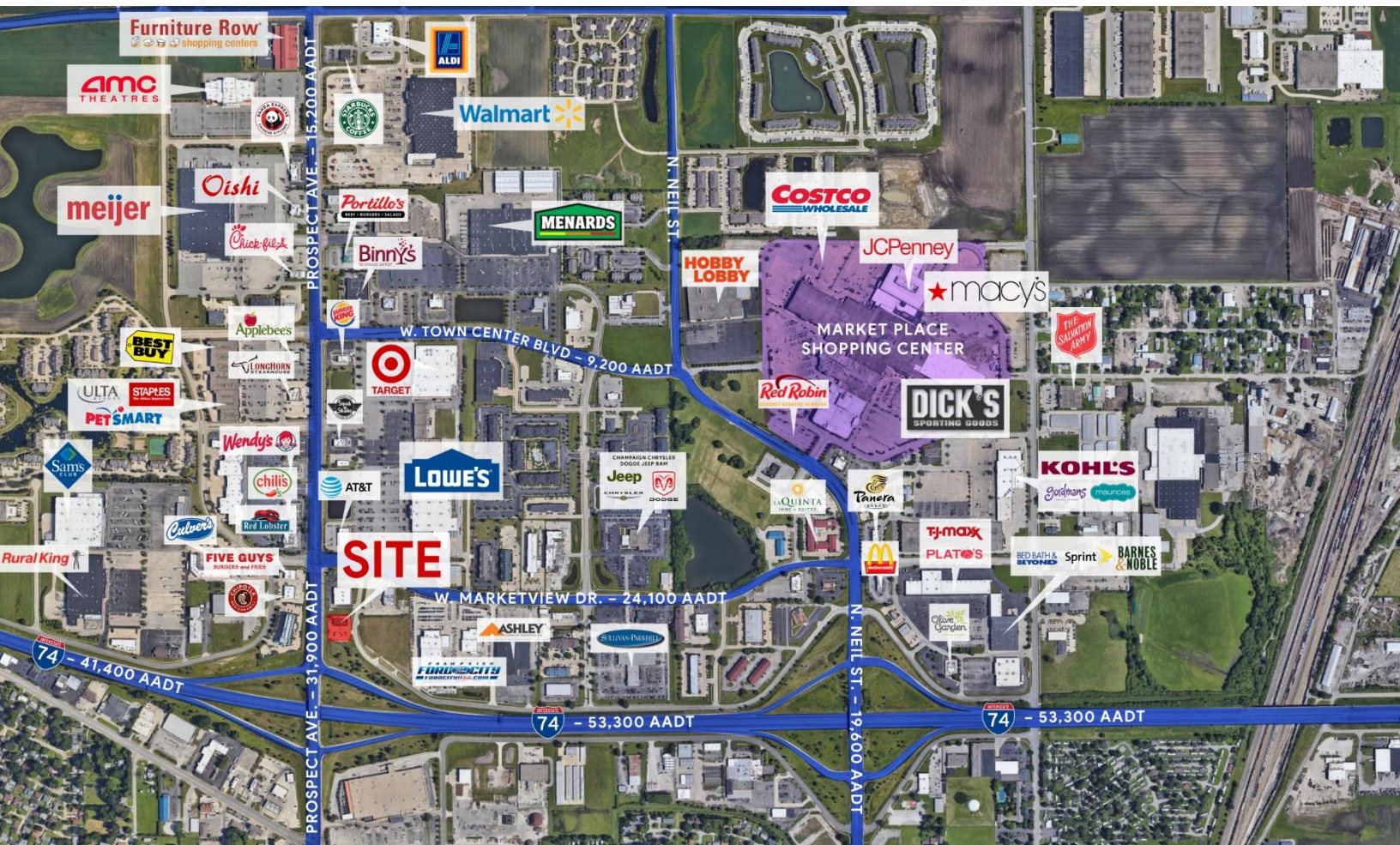
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**FOR LEASE****\$30.00 / SF / NNN****COLDWELL  
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DEVONSHIRE REALTY**

# Aerial



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