

# FOR LEASE

## \$27.00 / SF / NNN



# 102 E. University, Suite B

## Urbana, IL 61801

### Property Information

<b>BUILDING SIZE</b>	<b>AVAILABLE SQ. FT.</b>
3,596 SF	1,835 SF
<b>LEASE TYPE</b>	<b>PARKING</b>
NNN	35 Spaces

### PROPERTY DESCRIPTION

This two-tenant, 3,596 SF retail center was built in 2011 and is located at the corner of University Avenue and Broadway Avenue in Urbana, IL. The west endcap of the building is occupied by Jimmy John's (corporate) and the available east endcap (suite B) is 1,835 SF and currently built-out as a quick-service restaurant. The available suite features a sizable dining area, cook line with existing hood, hot plate, griddles, prep kitchen, 3-compartment sink, walk-in cooler, storage, and men's and women's restrooms, and has 3-phase, 400 amp power with 12.5 tons of HVAC. The suite also benefits from a shared patio for outdoor dining, high visibility and easy accessibility from University Avenue and Broadway Avenue, and signage opportunities on the building.

### AREA DESCRIPTION

The subject property is ideally located on a corner outlot of the Gateway Shoppes at Five Points development along University Avenue. The areas two largest employers are located just west of the property - the University of Illinois at Urbana-Champaign (51,000+ students and 10,000+ faculty & staff), and Carle Foundation Hospital (7,000+ employees). The property is also in close proximity to City Hall, the Federal and County Courts, OSF Heart of Mary Medical Center, and numerous restaurant, retail and office users.

### PROPERTY HIGHLIGHTS

- Existing Restaurant Build-Out
- High Traffic Corridor
- Great Visibility
- Adjacent to Jimmy John's and Panda Express



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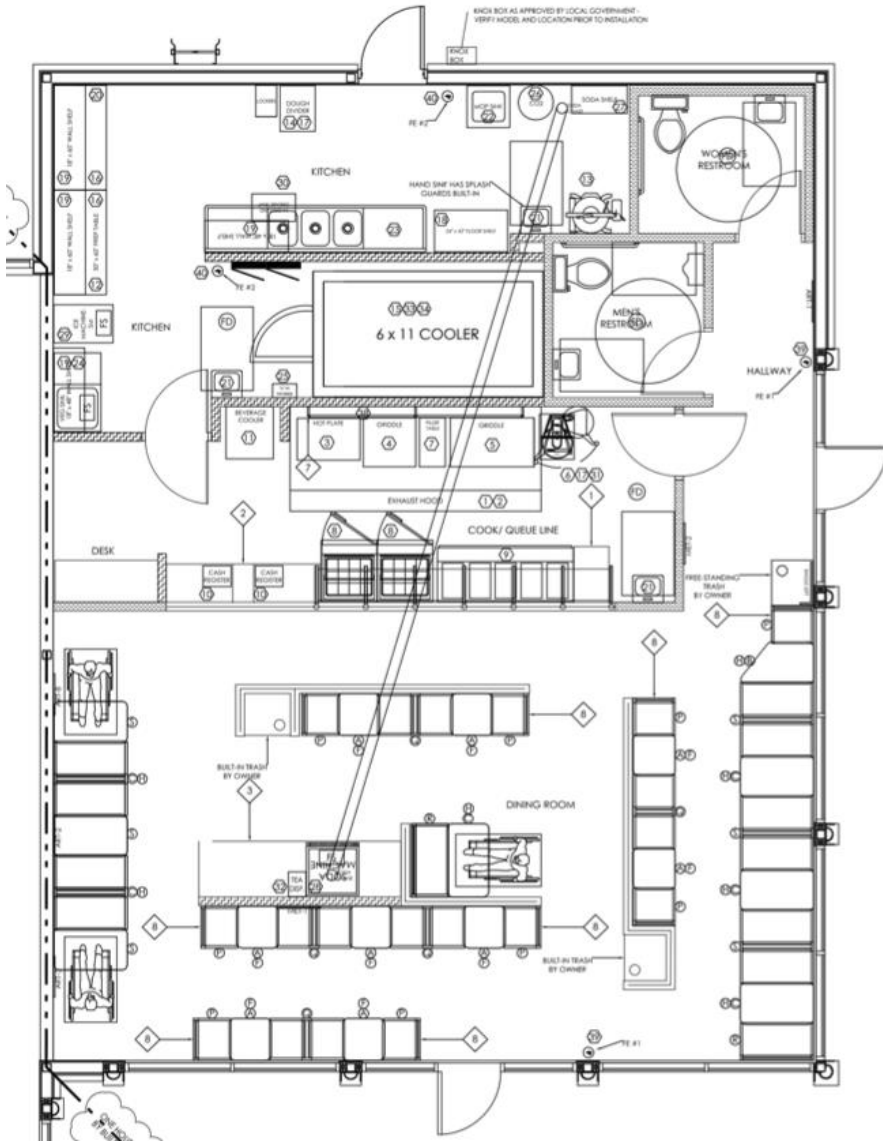
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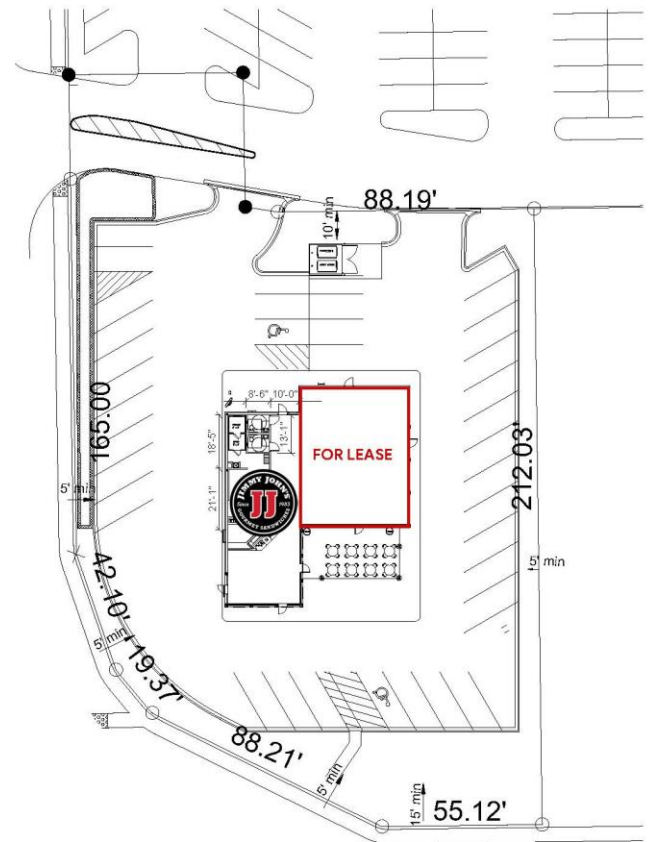
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## FLOOR PLAN



## SITE PLAN



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