

RETAIL

# FOR SALE OR LEASE

\$575,000 / \$27.15 / SF / NNN

**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



401 West Kirby Ave., Champaign, IL 61820

## PROPERTY INFORMATION

**BUILDING SF**

1,768 SF

**LOT SF**

28,985 SF

**PARKING**

30 Spaces

**ZONING**

CN – Commercial Neighborhood

**TAX ID**

45-20-24-132-003  
45-20-24-132-004

**YEAR BUILT**

1959 (Renovated 2009)

## PROPERTY DESCRIPTION

401 West Kirby Avenue is a single story masonry building on a 28,985 square foot lot with drive-thru access. Included in building area is a 10' x 6' walk-in freezer, two hoods, and a 3-compartment sink.

\*Property Is Broker Owned

## AREA DESCRIPTION

Subject property features tremendous visibility along West Kirby Avenue, and is located on the "to work" side of the street. To the east of the property is the intersection of Kirby Ave and Neil St, which are main arteries that run through Champaign with some of the highest traffic counts in town. To the south and east of the subject property is Trade Centre South (120,000 SF office building) that supports 1,000 employees. The immediate area has over 5,000 employees and 600 hotel rooms in addition to close proximity to the University of Illinois campus home to 45,000 students and staff. Nearby tenants include Jarlings Custard Cup, Walgreens, McDonald's, Baxter's American Grill, Hawthorn Suites, and both Memorial Stadium and State Farm Center.



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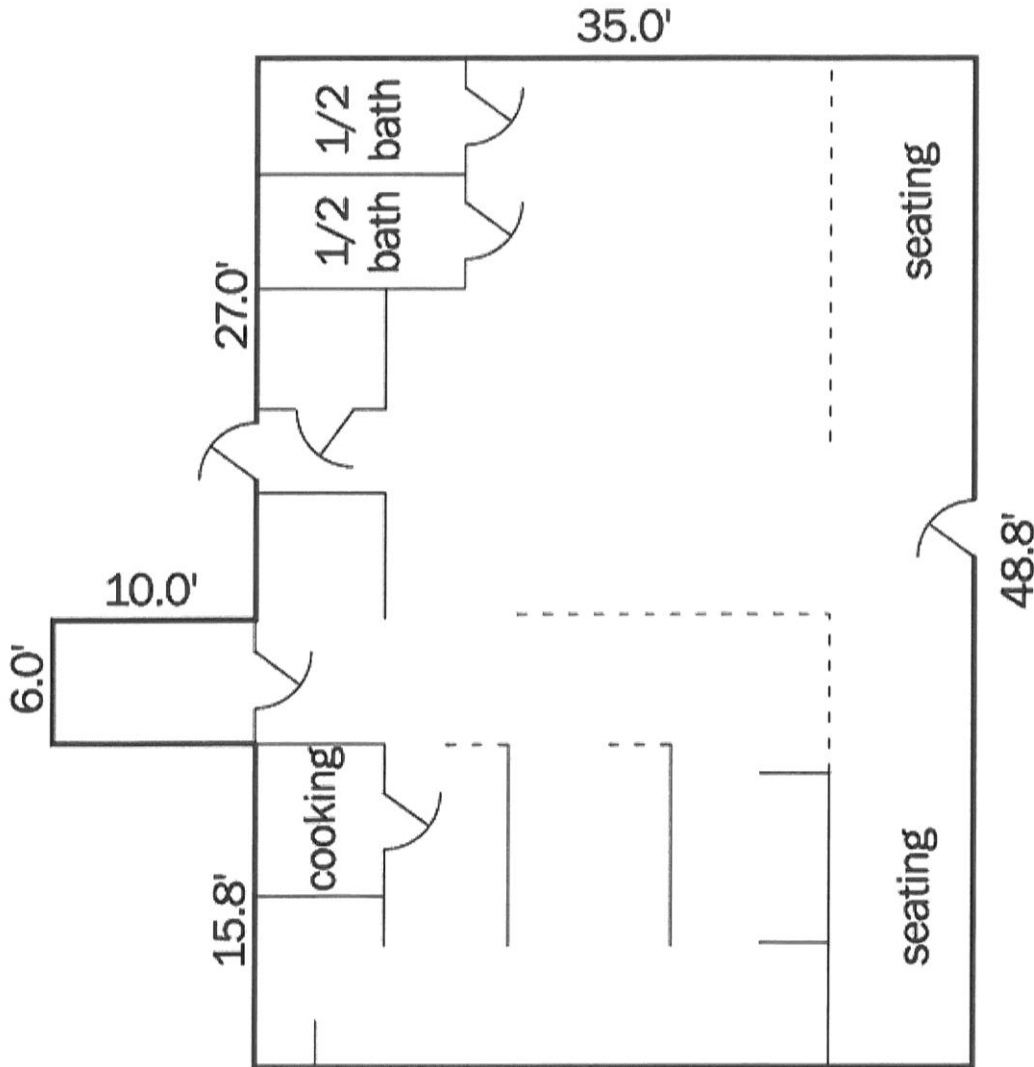
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## FLOOR PLAN



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