

RETAIL

# FOR LEASE

Negotiable / NNN

**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



**1412 N Prospect Ave., Champaign, IL 61820**

## Property Information

**AVAILABLE SF**  
3,375 SF

**BUILDING SF**  
29,075 SF

**LEASE TYPE**  
NNN

**ZONING**  
CG – Commercial General

**TAX ID**  
41-20-01-351-032

**YEAR BUILT**  
1980

### AREA DESCRIPTION

Pioneer Plaza is located at the southeast corner of Prospect Avenue and Bloomington Road, and boasts high traffic counts, great visibility and easy access to interstate 74. Nearby tenants include Walgreens, Jimmy John's, McDonald's, the Home Depot and Tire Barn, and co-tenant's within the shopping center include Dollar General, Rent-A-Center, Security Finance, and others.

### PROPERTY DESCRIPTION

Pioneer Plaza is a 29,075 SF shopping center along Prospect Avenue and 3,375 SF is available for lease on the west endcap with Prospect Avenue frontage.. The suite is configured with a large wide open retail showroom with a back office, restroom, utility room and mechanical room. The suite offers a tenant multiple signage opportunities on the north and west facade and on the pylon sign. Abundant parking is available in the shared parking lot and the property benefits from multiple access points along Prospect Avenue and Bloomington Road.



**Josh Markiewicz**  
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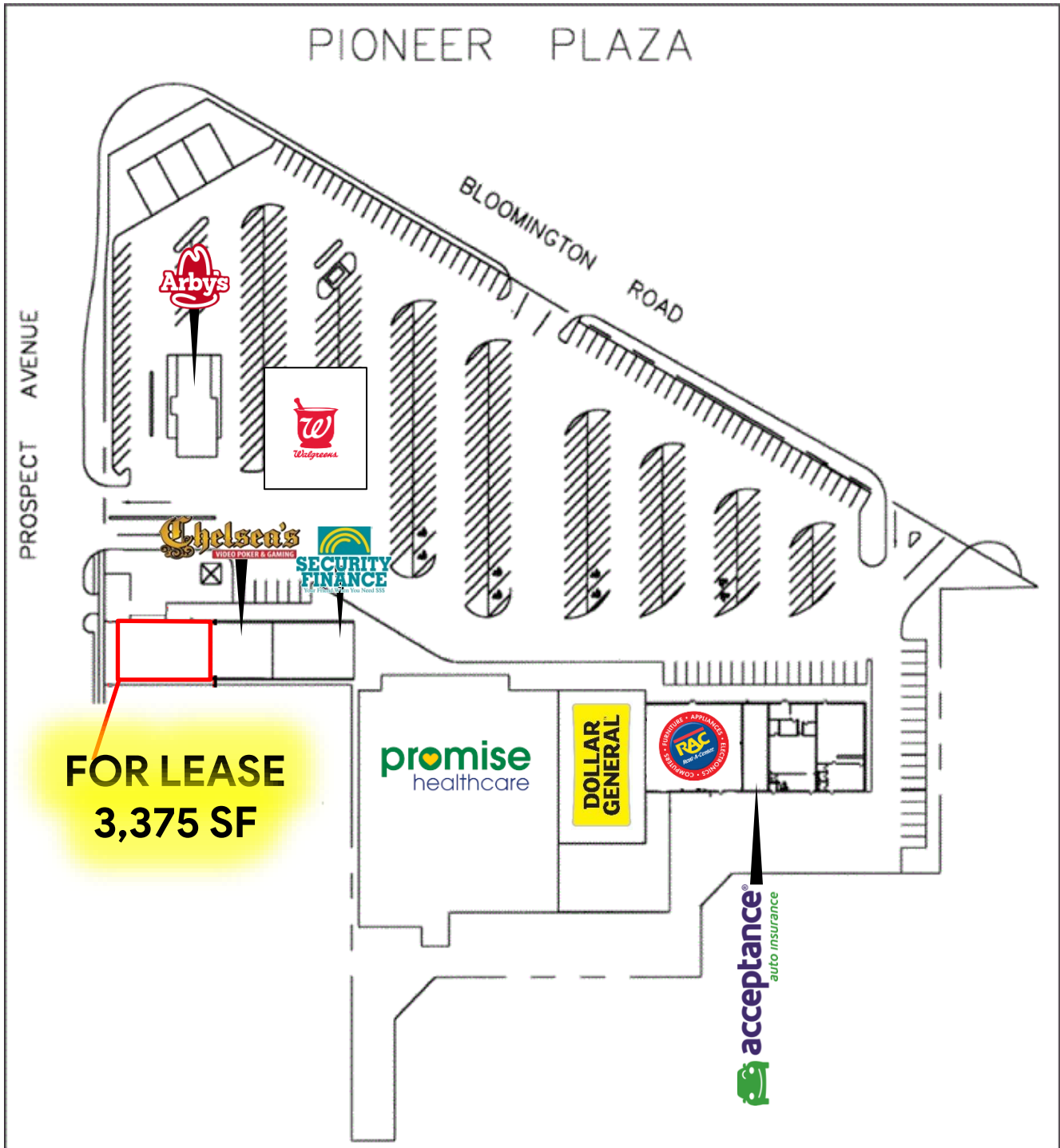
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