

RETAIL
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FOR LEASE
\$12.50 / SF / Mod. Gross

**COLDWELL
BANKER
COMMERCIAL
DEVONSHIRE REALTY**



2108 W. Springfield Ave - Suites 1 & 3 Champaign, IL 61821

Property Information

AVAILABLE SF
1,389 SF

BUILDING SF
5,806 SF

LEASE TYPE
Modified Gross

ZONING
CG - Commercial General

TAX ID
41-20-10-451-015

YEAR BUILT
1970

AREA DESCRIPTION

The subject property is ideally located along Springfield Avenue between Country Fair Drive and Kenwood Road, just west of Mattis Avenue, and is situated between high-growth residential and major commercial developments. Parkland College and Kraft Heinz lie just north of the site and other neighboring businesses include State Farm, Busey Bank, CVS, KFC, Burger King, Ruler Foods, Dollar General, and many more.

PROPERTY DESCRIPTION

2108 W Springfield is a 5,806 SF building built in 1970 that is strategically located along Springfield Avenue in west Champaign.

Suites 1 & 3 - 1,389 SF at \$12.50/SF and is presently built-out as a salon, but could easily be adjusted to meet a wide variety of space needs. The space features a welcoming reception area, large open retail area, break room, multiple storage areas, and two restrooms.

The suite benefit from signage opportunities on the building, features a sizable parking lot and that building has been well-maintained.



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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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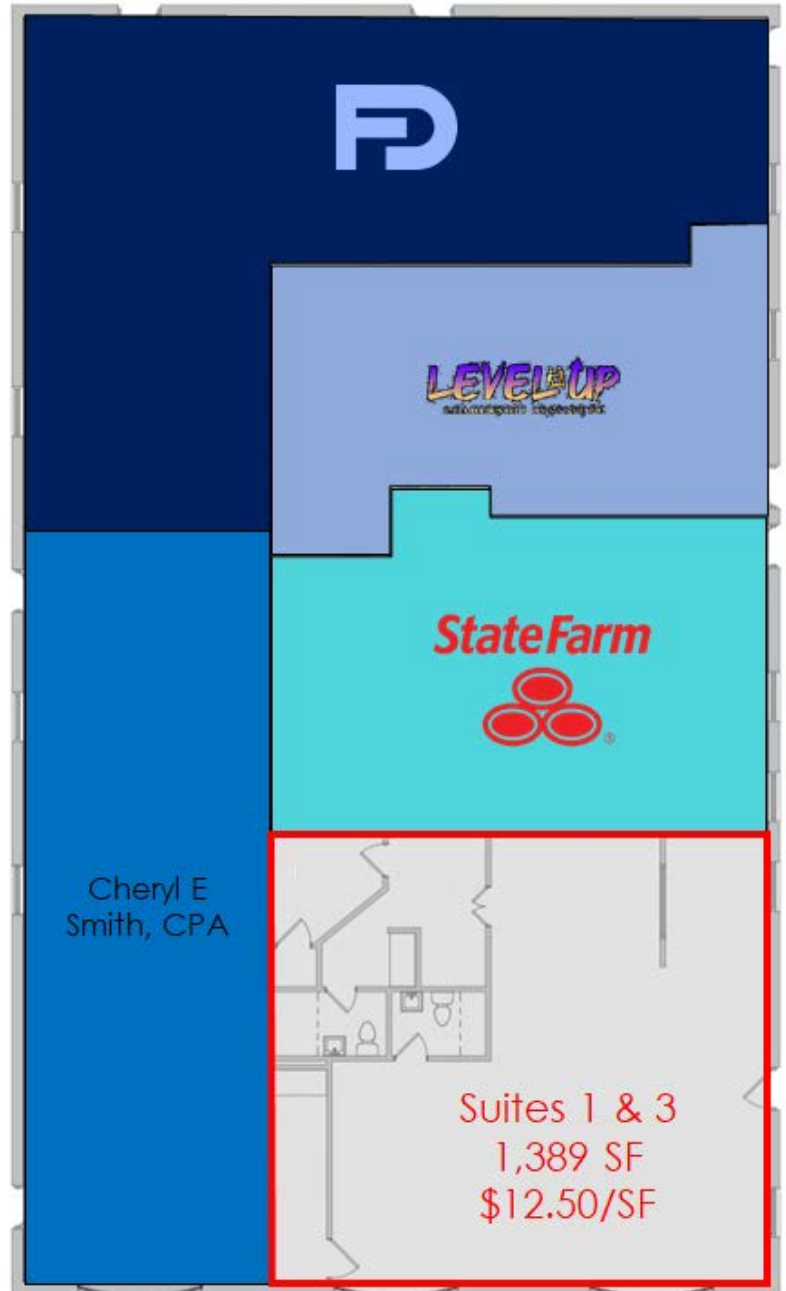
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SUITE 1 & 3



SUITE 1 & 3



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