



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RETAIL/OFFICE SPACE FOR LEASE

\$13.50 / SF / Gross

FOR LEASE



### 2108 W. Springfield Avenue, Suites 1 & 3

Champaign, IL 61820

1,389 SF

RETAIL

OFFICE

#### LEASE PRICE

\$13.50 / SF / Gross

#### BUILDING SIZE

5,806 SF

#### AVAILABLE SPACE

1,389 SF

#### YEAR BUILT

1970

#### TAX PIN

41-20-10-451-015

#### ZONING

CG – Commercial  
General

#### PROPERTY DESCRIPTION

2108 W Springfield is a 5,806 SF building built in 1970 that is strategically located along Springfield Avenue in west Champaign. The available suite is +/- 1,389 SF and located on the southeast corner of the building, offering a prospective tenant with high visibility and Springfield Avenue frontage. The space features a welcoming reception area, large open retail area, break room / kitchenette, multiple storage areas, and two restrooms.

The space also benefits from signage opportunities on the building, features a sizeable parking lot and has been well-maintained.

#### 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 Krafft 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.



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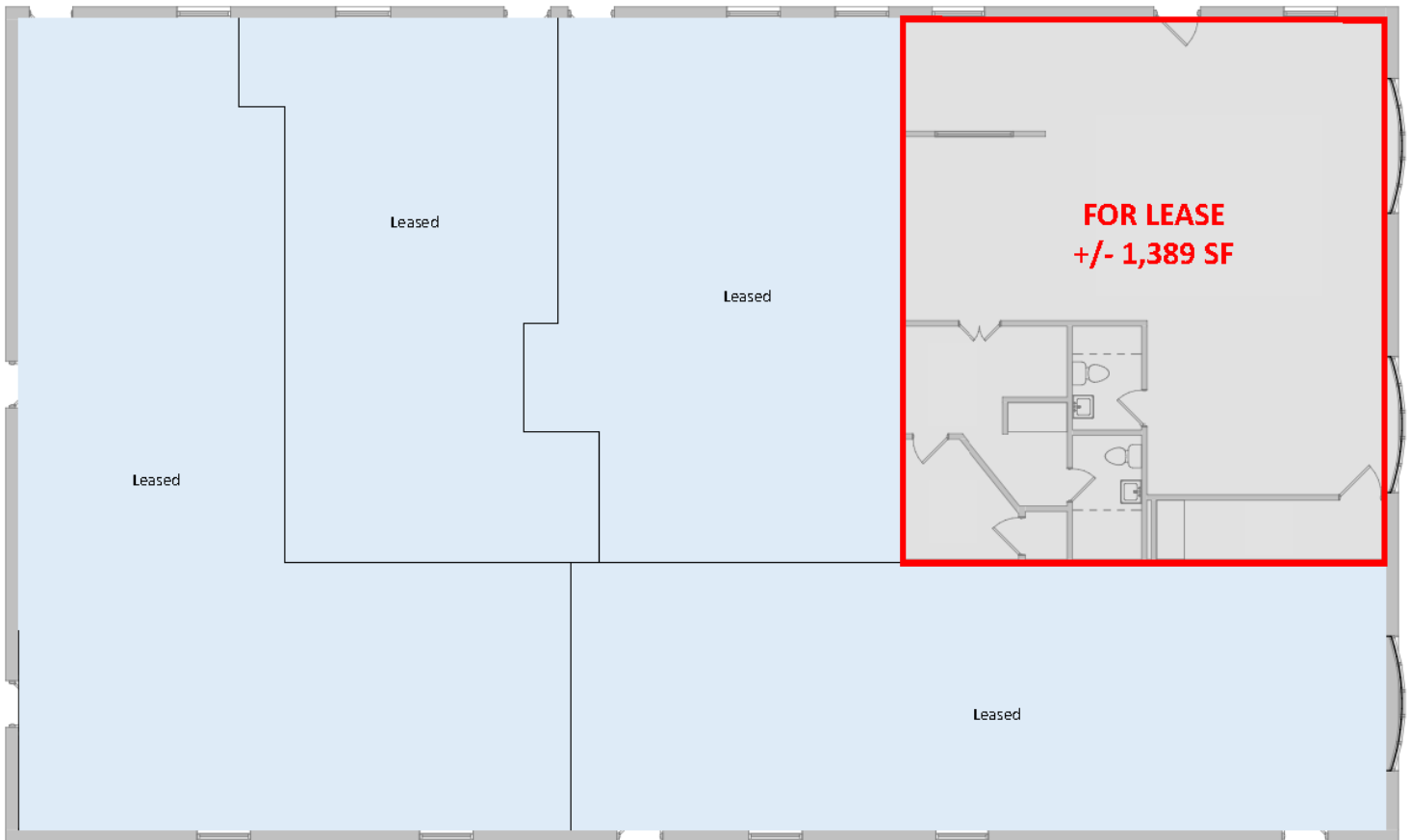
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## FLOOR PLAN



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## AERIAL



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