

RETAIL
OFFICE

FOR LEASE

\$11.00-\$12.50 / SF / Mod. Gross



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



2108 W. Springfield Ave - Suites 1 & 3 and 5, Champaign, IL 61821

Property Information

AVAILABLE SF

795-1,389 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. There are currently two available suites that are +/- 795 SF (suite 5) and +/- 1,389 SF (suites 1 & 3).

Suite 5 is 795 SF and \$11.00/SF and features an open lobby, two private offices and restroom.

Suites 1 & 3 1,389 SF and \$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.

Both suites benefit from signage opportunities on the building, features a sizeable parking lot and that building has been well-maintained.



Josh Markiewicz
217-403-3424
joshm@cbcdr.com



RETAIL



OFFICE

CBCDR.COM

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

RETAIL
OFFICE

FOR LEASE

\$11.00-\$12.50 / SF / Mod. Gross



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



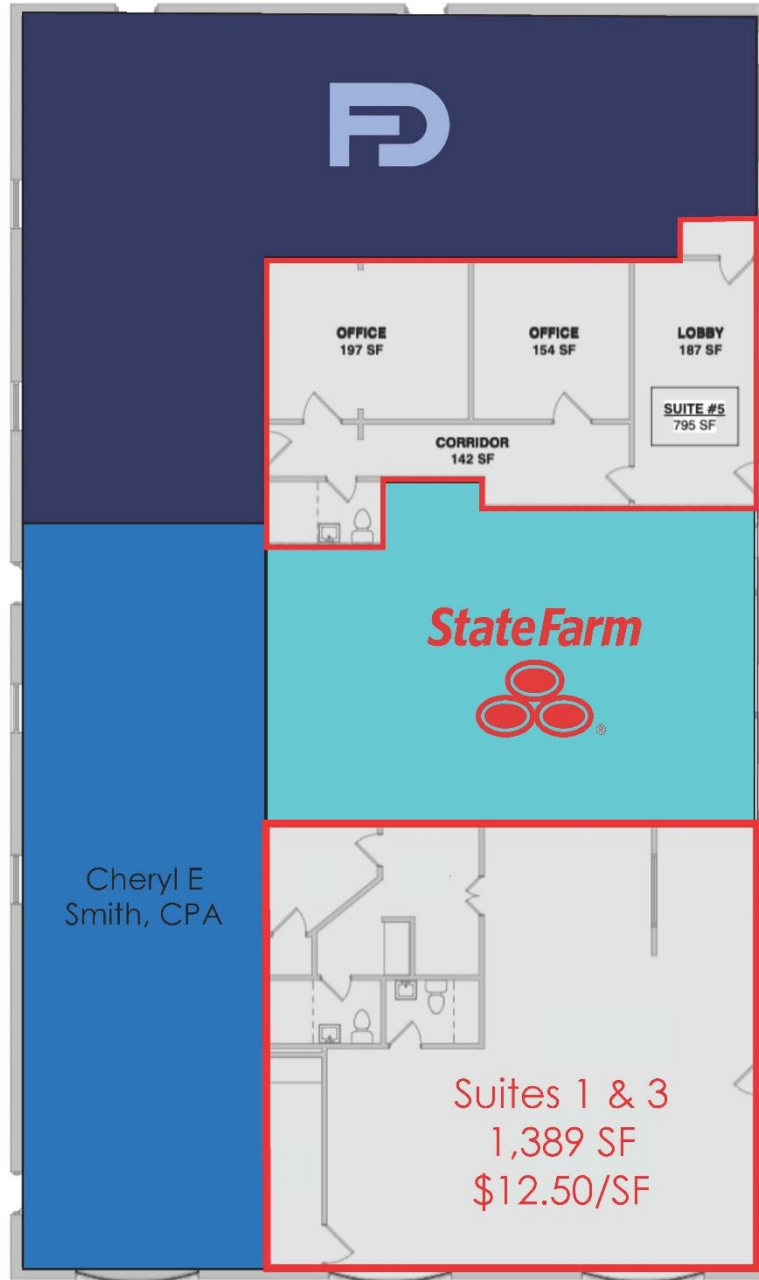
Suite 5



Suite 1 & 3



Suite 1 & 3



Suite 5
← 795 SF
\$11.00/SF



Josh Markiewicz
217-403-3424
joshm@cbcdr.com



RETAIL



OFFICE

CBCDR.COM

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712