

FOR SALE OR LEASE

\$1,075,000 / \$19.00 / SF / NNN



2401 W Springfield Ave, Champaign, IL 61821

Property Information

AVAILABLE SPACE

1,027 SF

BUILDING SF

3,905 SF

LEASE PRICE

\$19.00 / SF / NNN

SALE PRICE

\$1,075,000

TAX PIN

44-20-15-126-004

YEAR BUILT

2019

PARKING

18 Spaces

ZONING

Commercial General

PROPERTY DESCRIPTION

For Lease: The subject property has one remaining 1,027 square foot suite available to lease. Suite C will be delivered to a tenant as a vanilla box and Lessor will work with Lessee on any Build-To-Suit options. For Sale: The retail center was constructed in 2019 and is a total of 3,905 SF. It is for sale with two tenants in place. Blackhawk Liquor occupies 2,021 SF and Chelsea's occupies 857 SF. The cap rate on the property once the last space is leased is projected to be about 8% if the vacant space is leased at \$19/SF/NNN.

AREA DESCRIPTION

Subject property located at the southwest corner of West Springfield Avenue and Kenwood Drive. The area is surrounded by multi-family and residential neighborhoods along with a commercial retail district to the east. Subject property is located at a lighted intersection. There is interstate access to Interstate 57/72 not far away.



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RETAIL



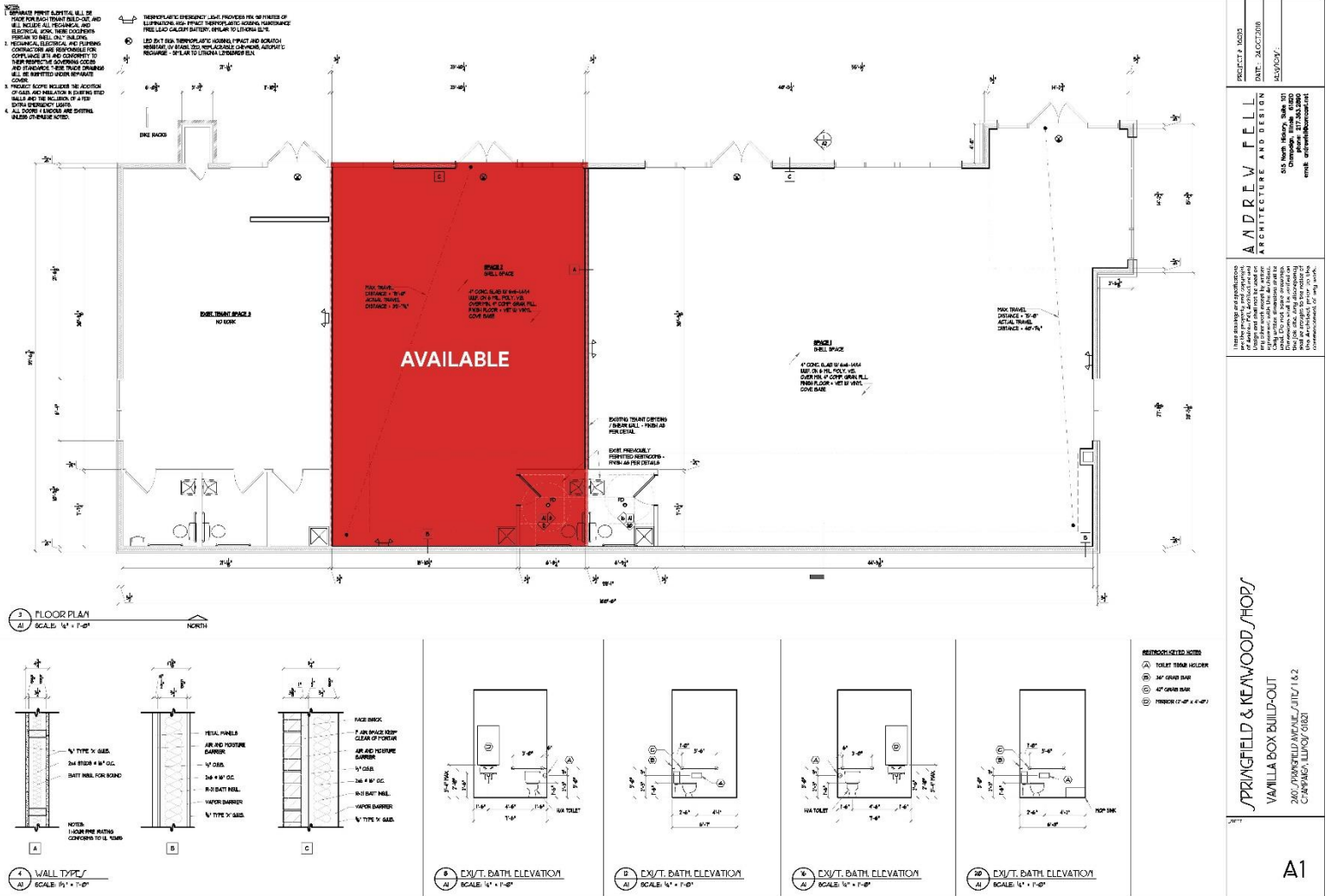
INVESTMENT

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

FLOOR PLAN



PROJECT # 2402010
DATE: 03/20/2024
SCALE: 1/4" = 1'-0"

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SPRINGFIELD & KEAWOOD / HOZ
VANILLA BOX BUILD-OUT
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