

# FOR LEASE

## \$15.00-17.00 / SF / NNN



## 1749 W Kirby Ave, Champaign, IL 61821

### PROPERTY INFORMATION

#### BUILDING SIZE

46,586 SF

#### AVAILABLE SPACE

Suite 1741: 1,400 SF

Suite 1749: 4,200 SF

#### TAX PIN

45-20-23-102-002

#### PARKING

200 Spaces

#### YEAR BUILT

1986

#### ZONING

CN – Commercial Neighborhood

#### TRAFFIC COUNTS

S Mattis Ave – 19,200 AADT

W Kirby Ave – 15,300 AADT

### PROPERTY DESCRIPTION

Old Farm Shops is a 47,000 SF neighborhood shopping center with upscale retailers, numerous dining options, fantastic signage opportunities and ample parking. Suite 1741 (1,400 SF) and Suite 1749 (4,200 SF) are turnkey for a new clothing store, but the open floor plan makes it conducive to a wide variety of users. The center offers a blend of national and local retailers such as Panera Bread, Walgreens, The UPS Store, M.J. Reed Jewelers, Talbots, TCBY and Papa Murphy's Pizza.

### AREA DESCRIPTION

Subject property is ideally positioned on the southeast corner of Mattis Avenue (19,200) and Kirby Avenue (15,300 AADT) and provides easy access to Interstate 72, Interstate 57 and Interstate 74. The intersection is one of the busiest in Champaign County and is surrounded by retailers and residential neighborhoods.



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**RETAIL**

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# AERIAL



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