

FOR LEASE

\$15.00-17.00 / SF / NNN



1749 W Kirby Ave, Champaign, IL 61821

PROPERTY INFORMATION

BUILDING SIZE

46,586 SF

AVAILABLE SPACE

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. 4,200 SF of inline space in this center rarely becomes available, so don't miss out on the opportunity. The space is 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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