

FOR LEASE

\$15.00 - \$20.00 / SF / NNN



1749 W Kirby Ave, Champaign, IL 61821

PROPERTY INFORMATION

BUILDING SIZE

46,586 SF

TAX PIN

45-20-23-102-002

YEAR BUILT

1986

TRAFFIC COUNTS

S Mattis Ave – 19,200 AADT

W Kirby Ave – 15,300 AADT

AVAILABLE SPACE

Suite 1749: 4,200 SF

Suite 1757: 2,800 SF

PARKING SPACES

200 Spaces

ZONING

CN

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. Current availability includes:

Suite 1749: +/- 4,200 SF is turnkey for a new clothing store, but the open floor plan makes it conducive to a wide variety of users. Asking rate \$15.00 - \$17.00/SF NNN.

Suite 1757: +/- 2,800 SF located on the west endcap with a drive-thru and signage opportunities on two sides of the building. Asking rate \$20.00/SF NNN.

The center offers a blend of national and local retailers such as Panera Bread, 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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RETAIL

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