

RETAIL

FOR LEASE
\$20.00 / SF / NNN

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



1757 W Kirby Ave, Champaign, IL 61821

PROPERTY INFORMATION

BUILDING SIZE

46,586 SF

AVAILABLE SPACE

Suite 1757: 2,800 SF

TAX PIN

45-20-23-102-002

PARKING SPACES

200 Spaces

YEAR BUILT

1986

ZONING

CN

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. Current availability includes:

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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AERIAL



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