

RETAIL
OFFICE

FOR LEASE
\$1,100 MO / Full Service Gross

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



602 N. Country Fair Dr, Champaign, IL 61821

PROPERTY INFORMATION

BUILDING SIZE

12,000 SF

AVAILABLE SPACE

781 SF

TAX PIN

41-20-10-277-014

ZONING

CI-Commercial Industrial

YEAR BUILT

1987

TRAFFIC COUNTS

Country Fair – 6,800 AADT

PROPERTY DESCRIPTION

The property is improved with a 12,000 SF office building constructed in 1987. Currently 781 SF is available for lease. The 781 SF space consist of one large office, large reception area with separate receptionist room, copy area, storage room, and a single restroom. Subject has been very well kept over the years and shows very little signs of wear and tear. The abundant parking allows for a several clients and visitors. Signage is available on the pylon. Lease price includes all utilities except telecom and internet.

AREA DESCRIPTION

The property is located just north of the I-72 entrance/exit across from the former Fluid Event Center (Now Pavlov Media) on Country Fair Dr. This area is home to several retailers, office users, and industrial users alike. The property has great interstate access and is ready for occupancy.



AJ Thoma III, CCIM
217-403-3425
ajt@cbcdr.com



RETAIL



OFFICE

CBCDR.COM

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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

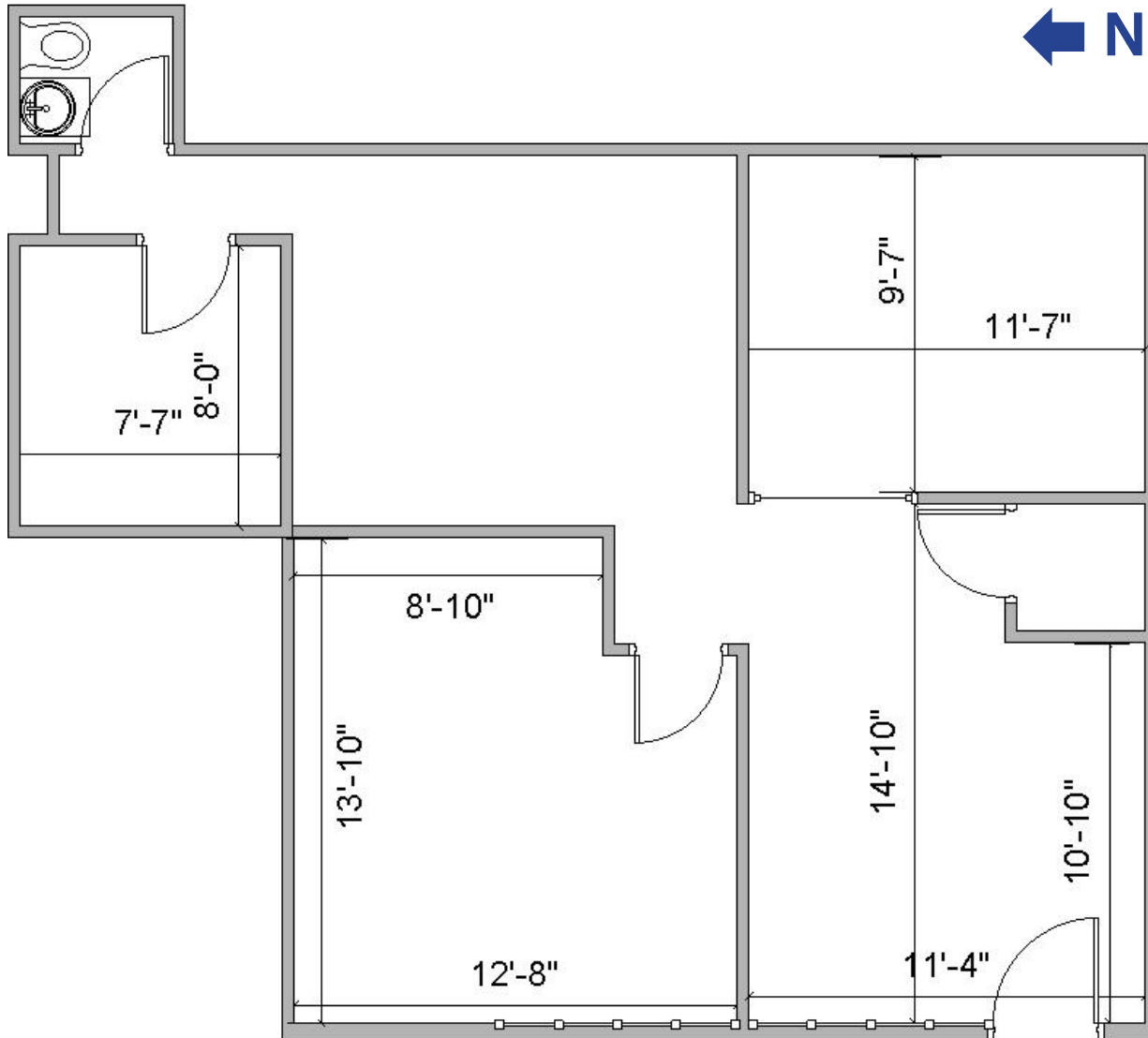
RETAIL
OFFICE

FOR LEASE

\$1,100 MO / Full Service Gross



FLOOR PLAN



AJ Thoma III, CCIM
217-403-3425
ajt@cbcdr.com



RETAIL



OFFICE

CBCDR.COM

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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