

RETAIL  
OFFICE

**FOR LEASE**  
**\$1,100 MO / 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

### RE TAXES

\$29,923.50

### YEAR BUILT

1987

### ZONING

CI-Commercial Industrial

### 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**



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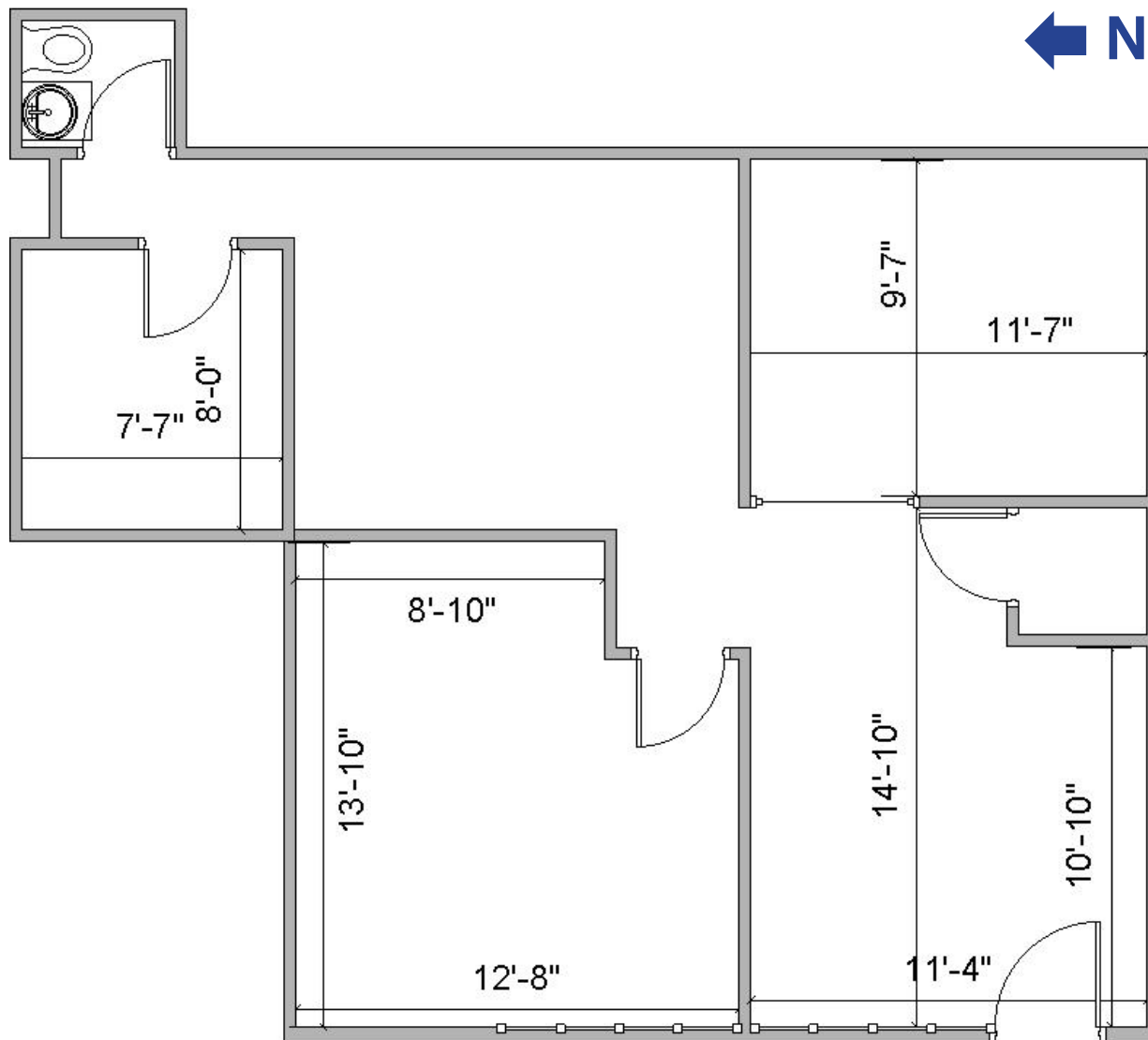
**Coldwell Banker Commercial  
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## FLOOR PLAN



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