

RETAIL
OFFICE

FOR LEASE

\$16.90 / SF / Absolute 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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201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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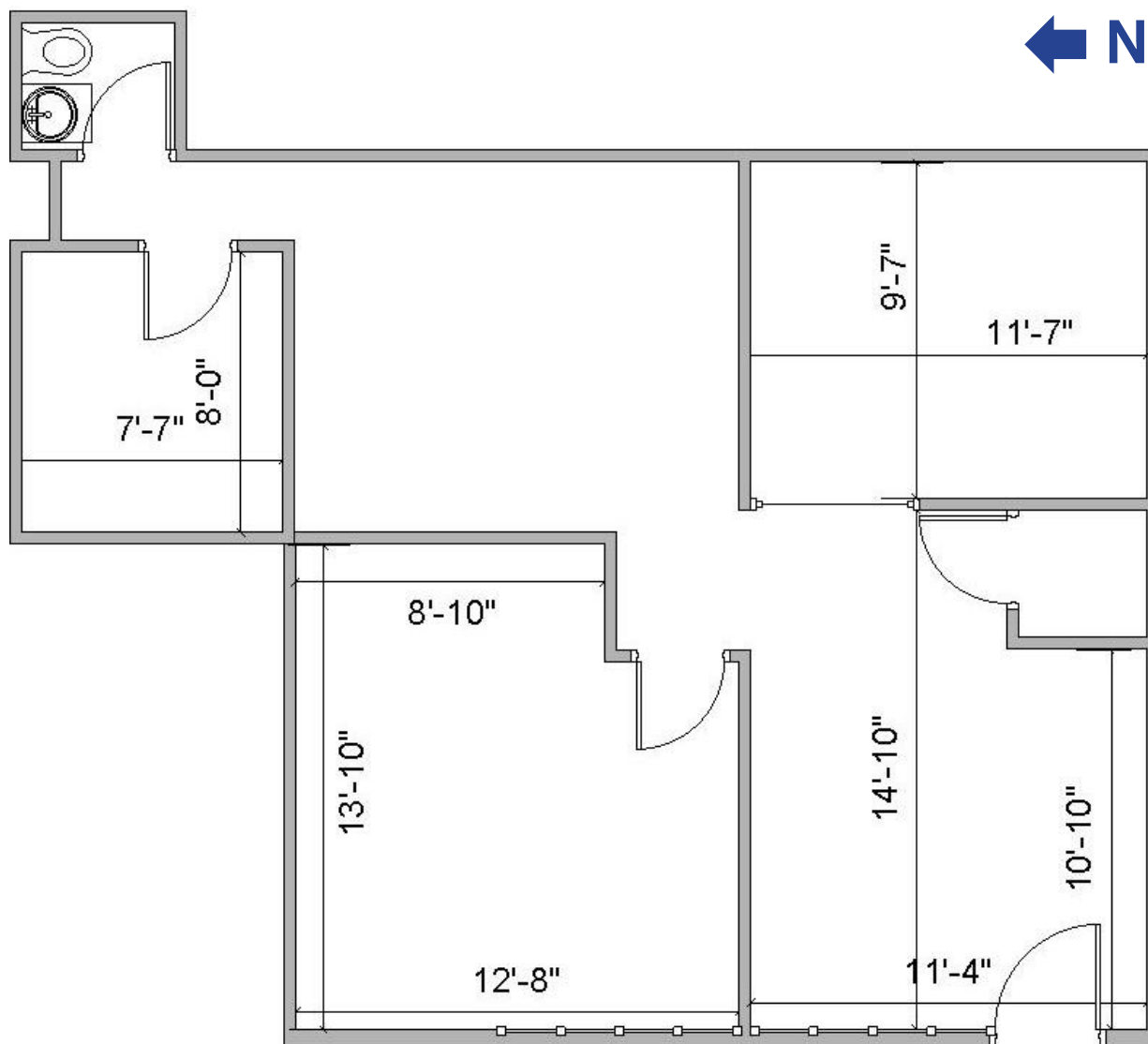
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FLOOR PLAN



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