



FOR LEASE



## 1206 N. Cunningham Ave,

Urbana, IL 61802

OFFICE

RETAIL

### LEASE PRICE

\$8.00-\$12.00 / SF

### AVAILABLE SPACE

2,000-6,640 SF

### ZONING

B-3 (Business General)

### YEAR BUILT

1992

### LEASE TYPE

NNN

### BUILDING SIZE

9,140 SF

### TAX PIN

91-21-09-102-005

### OCCUPANCY

100%

## PROPERTY DESCRIPTION

This property has great exposure and visibility along Cunningham Ave. which has an average daily traffic count of over 20,000 vehicles, and has easy access to Interstate 74. The retail space can be further subdivide into three separate bays (each around 2,000 SF). Currently the space is a total of 6,640 SF, with 2,265 SF set up as showroom space with 20' high ceilings (plus an additional 560 SF of mezzanine area), and 4,375 SF of warehouse/storage area with one overhead door which can be easily built out for additional retail space.

## AREA DESCRIPTION

Property is located along Cunningham Ave, north of University Ave. and south of Interstate 74. The area has many retailers, office users, restaurants, and hotels within close proximity including Carle Foundation Hospital.



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**RICHARD HARRINGTON**

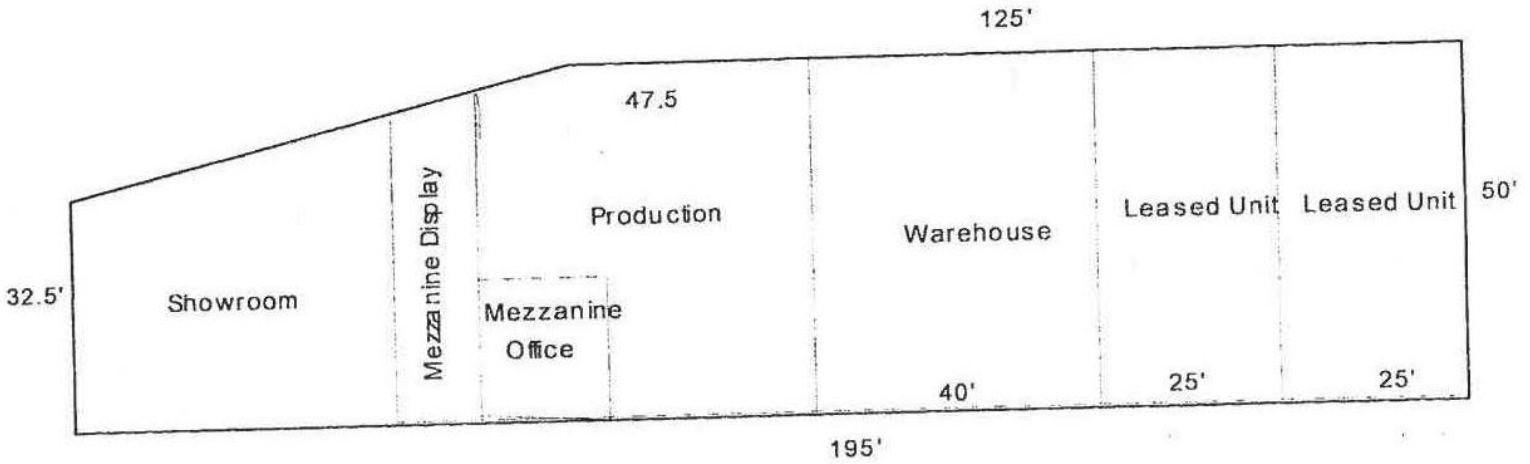
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**FLOOR PLAN**



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