



807 Bloomington Road,

Champaign, IL 61820

OFFICE

RETAIL

LEASE PRICE

Negotiable

LEASE TYPE

NNN

AVAILABLE SPACE

2,600 SF

BUILDING SIZE

29,075 SF

ZONING

CG – Commercial
General

TAX PIN

41-20-01-351-032

PROPERTY DESCRIPTION

Pioneer Plaza is a 29,075 square foot shopping center at the corner of North Prospect Avenue and Bloomington Road in Champaign, IL. 807 Bloomington Road is located on the east side of the building, facing one of two entrances from Bloomington Road. The suite is +/- 2,600 square feet and mostly open, with a back storage area and restroom. Signage is available on the building's facade, as well as on two pylon signs along Prospect Avenue and Bloomington Road. Abundant parking is also available in the shopping center's shared parking lot.

AREA DESCRIPTION

Pioneer Plaza is located at the southeast corner of Prospect Avenue & Bloomington Road, and boasts high traffic counts, great visibility, and easy access to Interstate 74. Walgreens and Arby's are immediately in front of the shopping center, while Jimmy John's, McDonald's, The Home Depot, and Tire Barn are in the immediate vicinity. Other tenants in Pioneer Plaza include Rent-A-Center, Dollar General, Promise Healthcare, Walgreens, Arby's, and others.



JOSH MARKIEWICZ

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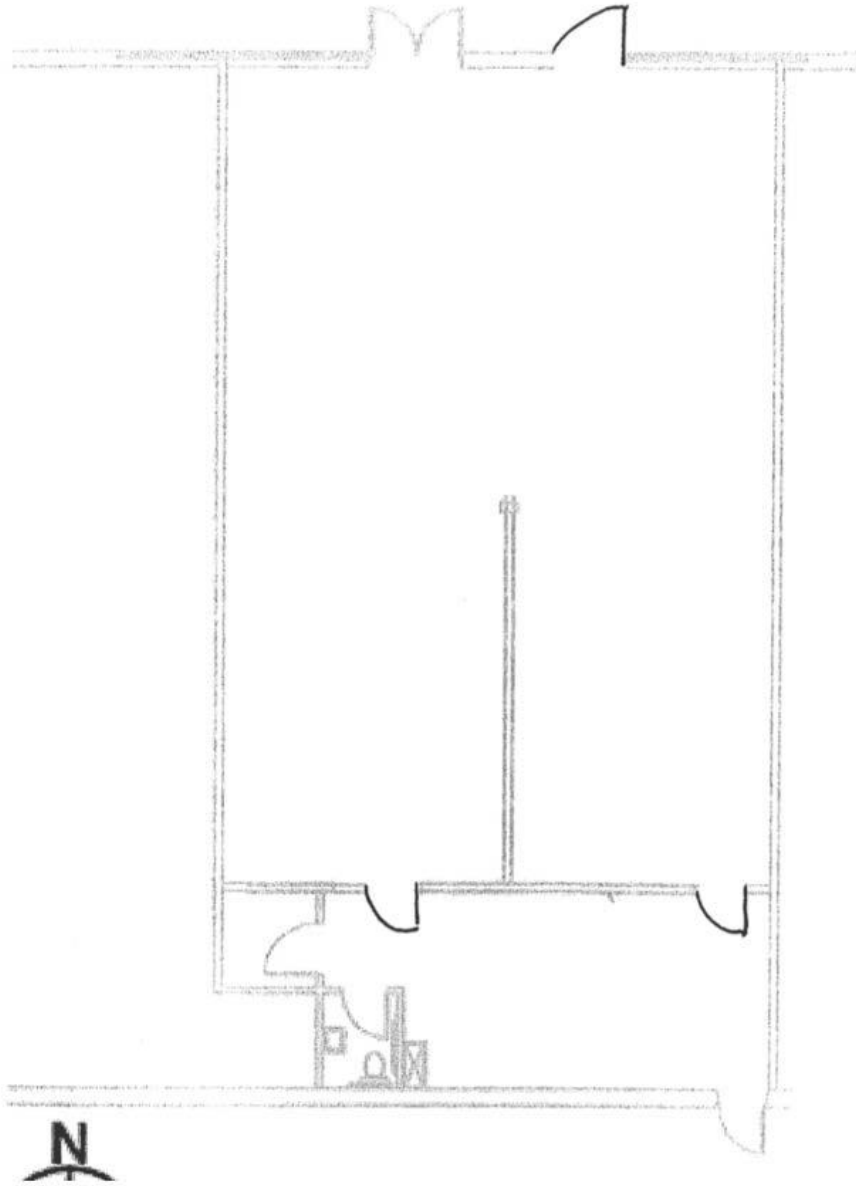
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FLOOR PLAN



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