



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION - TOWN CENTER PLAZA WITH 2 DRIVE-THRUS

LEASE PRICE: \$20.00 / SF / NNN = \$5.20



FOR LEASE

409 W. TOWN CENTER BLVD

Champaign, IL 61822

9,000 SF

OFFICE

RETAIL

LEASE PRICE

\$20.00 / SF

AVAILABLE SF

9,000 SF

LEASE TYPE

NNN = \$5.20

BUILDING SF

9,000 SF

PARKING

68 Spaces

ZONING

CG

YEAR BUILT

2022

PROPERTY DESCRIPTION

New construct offering 2 drive-thrus. Suite 1 and 4 will have 2,248 SF and Suite 3 will have 2,224 SF. The space will come in vanilla box, plenty of parking with 68 parking spaces on this site. The building will have state of the art retail spaces.

AREA DESCRIPTION

The subject property is ideally located just west of the brand-new Costco. Major retailers in the area include Menards, Target, Macy's, Dick's Sporting Goods, Sam's Club, Meijer, Aldi, Walmart Supercenter, Ashley Furniture, Kohl's, PetSmart, Hobby Lobby, and many more.



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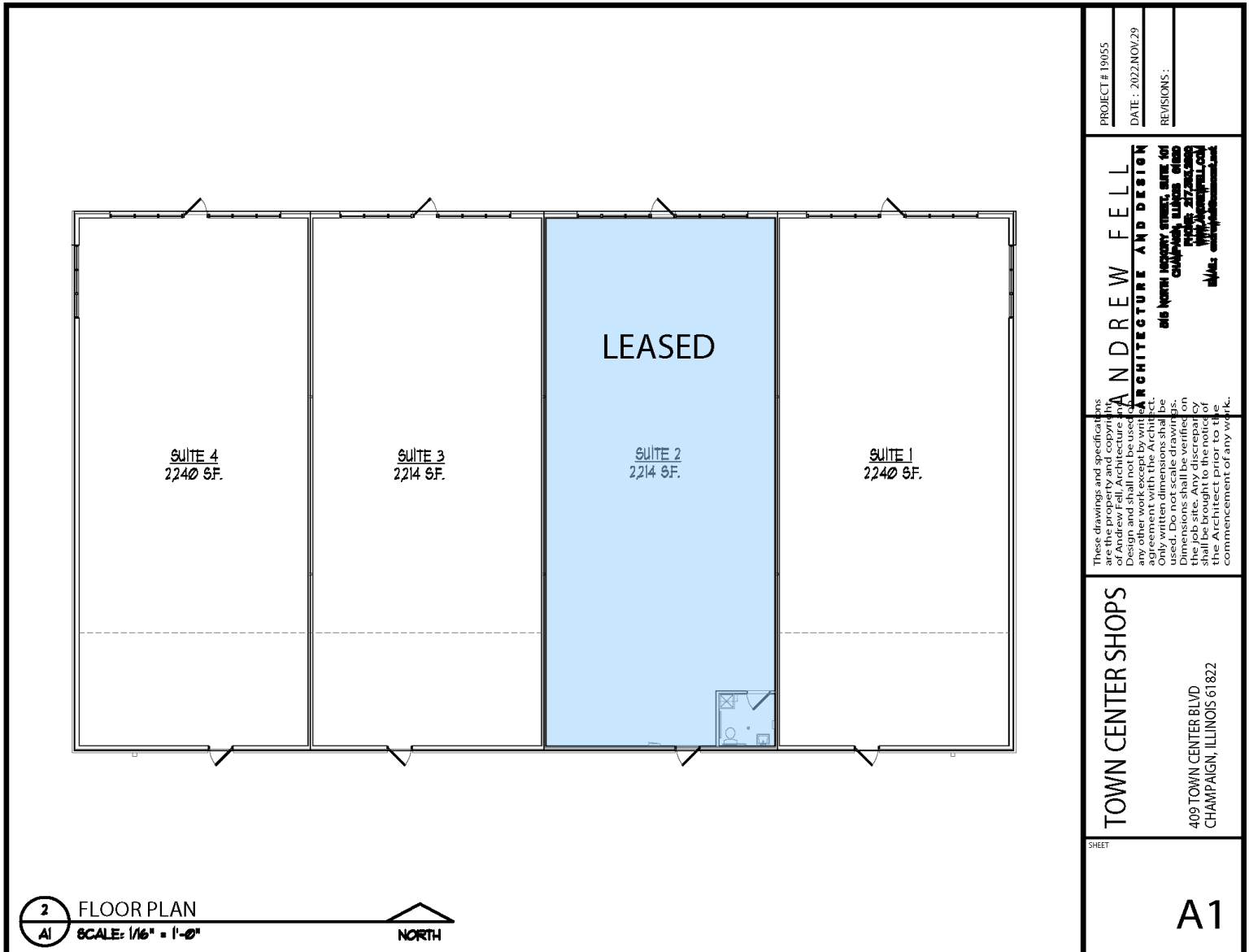
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FLOOR PLAN



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FOR
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AERIAL



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