



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION - TOWN CENTER PLAZA WITH 2 DRIVE-THRU

END CAP PRICE: \$18.00 / SF / NNN

INLINE: \$16.50/ SF/ NNN



FOR LEASE

409 W. TOWN CENTER BLVD

Champaign, IL 61822

2,240 – 2,270 SF

OFFICE/RETAIL

LEASE PRICE

\$16.50-\$18.00 / SF / NNN

AVAILABLE SF

Suite 1 - 2,270 SF
Suite 3 - 2,240 SF
Suite 4 - 2,270 SF

ZONING

CG

BUILDING SF

9,020 SF

PARKING

68 Spaces

TENANCY

Multiple

YEAR BUILT

2022

PROPERTY DESCRIPTION

The subject property is a new construction retail building located at 409 W. Town Center Blvd, Champaign, IL 61822, in a high-traffic retail corridor. The building features multiple retail suites with two drive-thru-capable spaces. Suites 1 and 4 each total approximately 2,270 SF, and Suite 3 totals approximately 2,240 SF. All spaces are delivered in vanilla box condition, allowing flexible tenant build-out. The site includes 68 on-site parking spaces and is designed to support strong visibility and convenient customer access. Royal Nail Spa w town center Blvd is a confirmed occupant at this address, reflecting existing retail tenancy within the project.

The property benefits from its location within a growing retail node anchored by major national and regional retailers, contributing to elevated traffic counts and strong consumer draw.



JAY SIKORSKI

217-352-7712

jas@cbcdr.com

cbcdr.com



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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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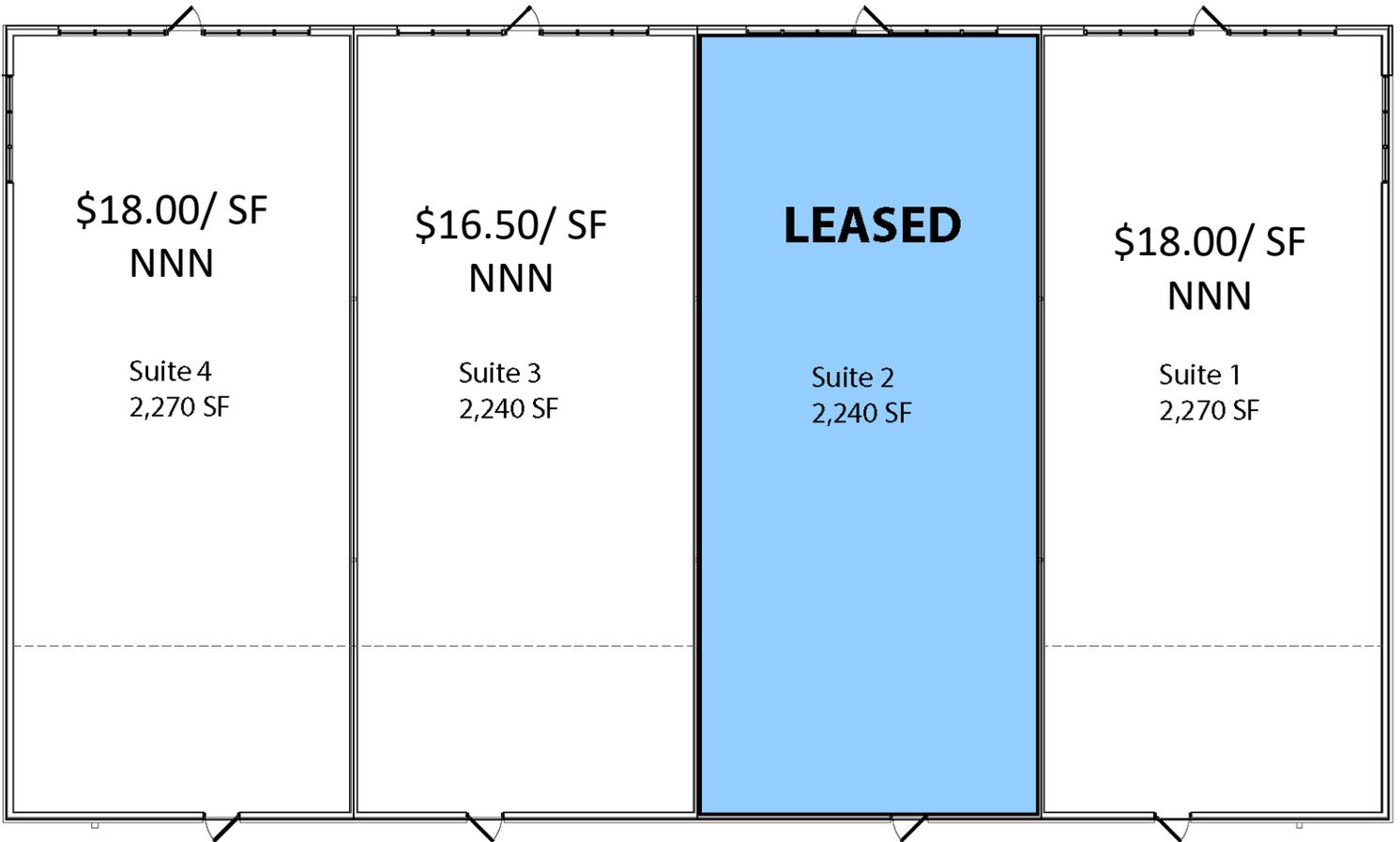
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FLOOR PLAN



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AERIAL



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