



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION - TOWN CENTER PLAZA WITH 2 DRIVE-THRUS

LEASE PRICE: \$18.00 / SF / NNN



FOR LEASE

409 W. TOWN CENTER BLVD

Champaign, IL 61822

2,240 – 6,780 SF

OFFICE/RETAIL

LEASE PRICE

\$18.00 / SF / NNN

YEAR BUILT

2022

ZONING

CG

PARKING

68 Spaces

AVAILABLE SF

Suite 1 - 2,270 SF

Suite 3 - 2,240 SF

Suite 4 - 2,270 SF

BUILDING SF

9,000 SF

TENANCY

Multiple

PROPERTY DESCRIPTION

New construct offering 2 drive thrus. Suite 1 and 4 will have 2,270 SF and Suite 3 will have 2,240 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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**COLDWELL BANKER COMMERCIAL
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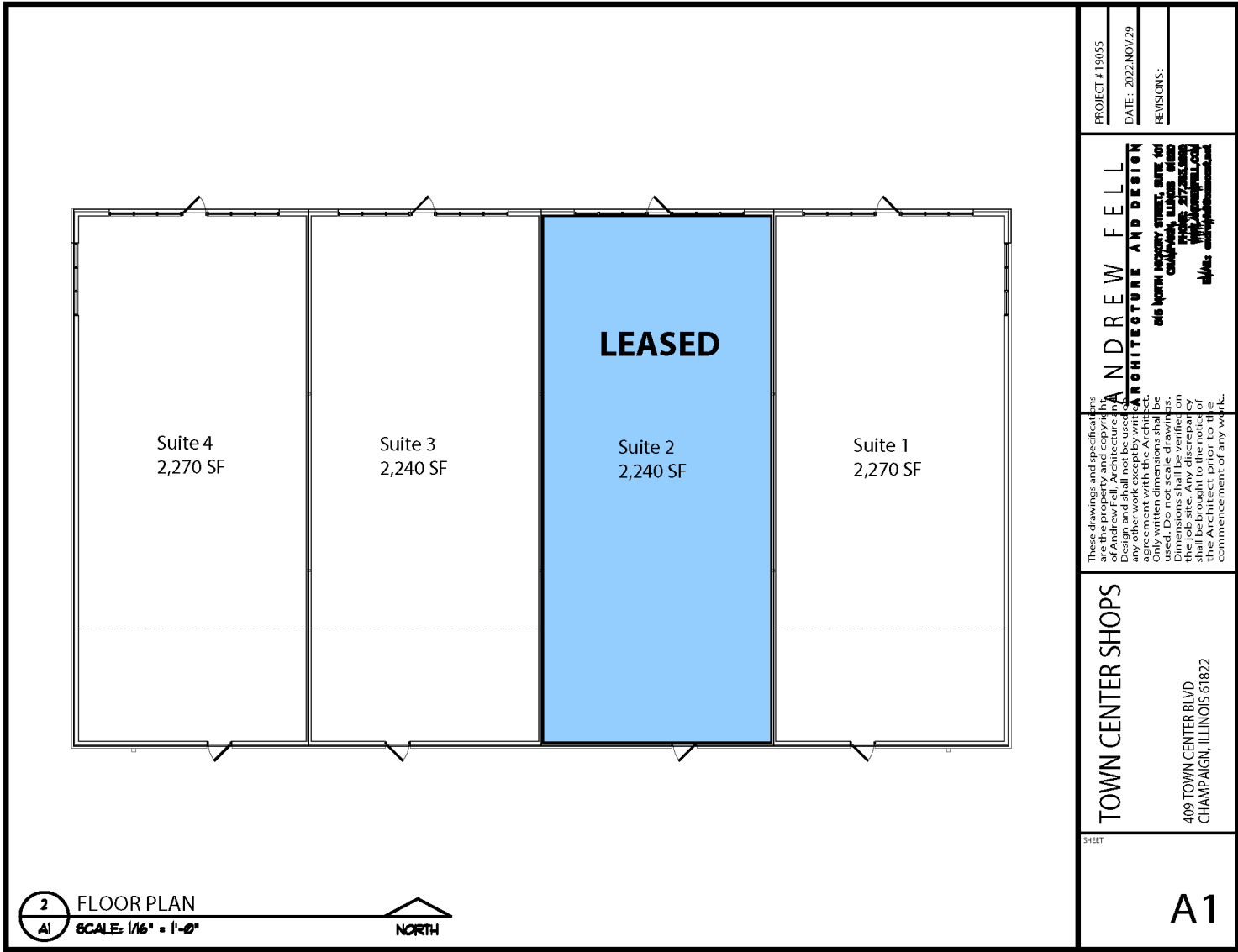
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FLOOR PLAN



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AERIAL



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