



FOR LEASE



519 W. Town Center Blvd,

Champaign, IL 61822

2,000 SF

RETAIL

LEASE PRICE

\$19.00 SF

LEASE TYPE

NNN

TAX PIN

41-20-01-126-045

AVAILABLE SF

2,000 SF

YEAR BUILT

2006

ZONING

CG – Commercial
General

PROPERTY DESCRIPTION

Champaign Station is a 21,152 SF retail center located on the south side of Town Center Blvd. and adjacent to many national retailers. The exterior is beautifully finished with a combination of brick and block masonry. The center is conducive to a wide variety of users and provides fantastic signage opportunities and ample parking. The Landlord is willing to provide a significant fit-out allowance for qualified tenants.

AREA DESCRIPTION

Located on Town Center Blvd. and is positioned directly between N. Prospect and N. Neil, which are both dominant retail corridors in Champaign. Town Center Blvd. is easily accessed from Interstates 74 and 57 and leads directly to Costco and a Market Place Shopping Center entrance. Surrounding properties include an abundance of hotels, apartments, retail, restaurants and car dealerships. Some of the neighboring major retailers include Menards, Target, Hobby Lobby, Lowe's, Macy's, Dick's Sporting Goods, Sam's Club and Meijer.



RYAN MURPHY, CCIM

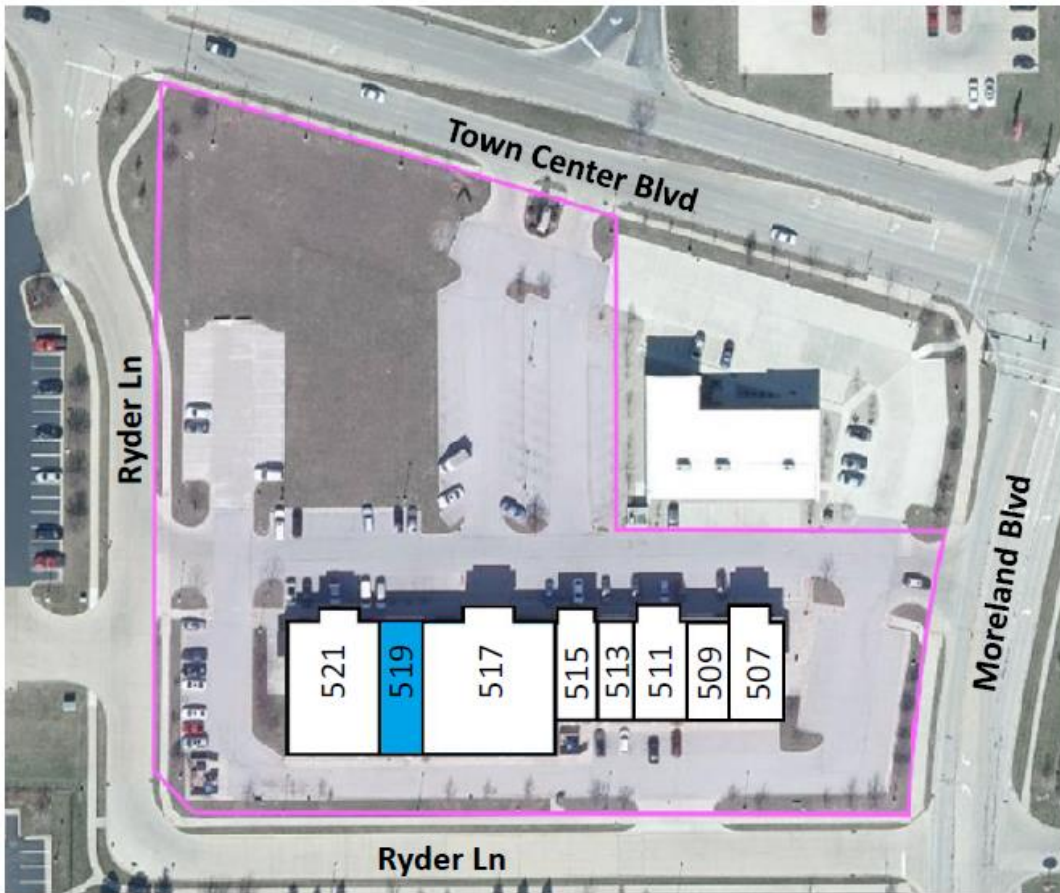
217-840-7953

ryan.murphy@cbcdr.com



SITE PLAN

Site Plan – Champaign Station



Suite	Tenant	SF
507	Stanfield Chiropractic	2,100
509	Illinois Army National Guard	1,500
511	Mariner Finance	1,800
513	Top Nails	1,200
515	Ruby's	1,752
517	Total Spectrum	6,000
519	Available	2,000
521	All About Eyes	4,800
TOTAL SF		21,152



RYAN MURPHY, CCIM
217-840-7953
ryan.murphy@cbcdr.com

  
CBCDR.COM