



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

RETAIL SPACE FOR LEASE

\$13.00 / SF / NNN



FOR LEASE



823 Bloomington Rd.,

Champaign, IL 61820

1,125 SF

RETAIL

LEASE PRICE

\$13.00 SF

LEASE TYPE

NNN

TAX PIN

41-20-01-351-032

YEAR BUILT

1980

BUILDING SIZE

29,075 SF

AVAILABLE SPACE

1,125 SF

ZONING

CG

PARKING

Shared

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. 823 Bloomington Road is +/- 1,125 square feet and has a large open area, back office, restroom, and utility / storage room. 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

217-403-3424

joshm@cbcdr.com



CBCDR.COM

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

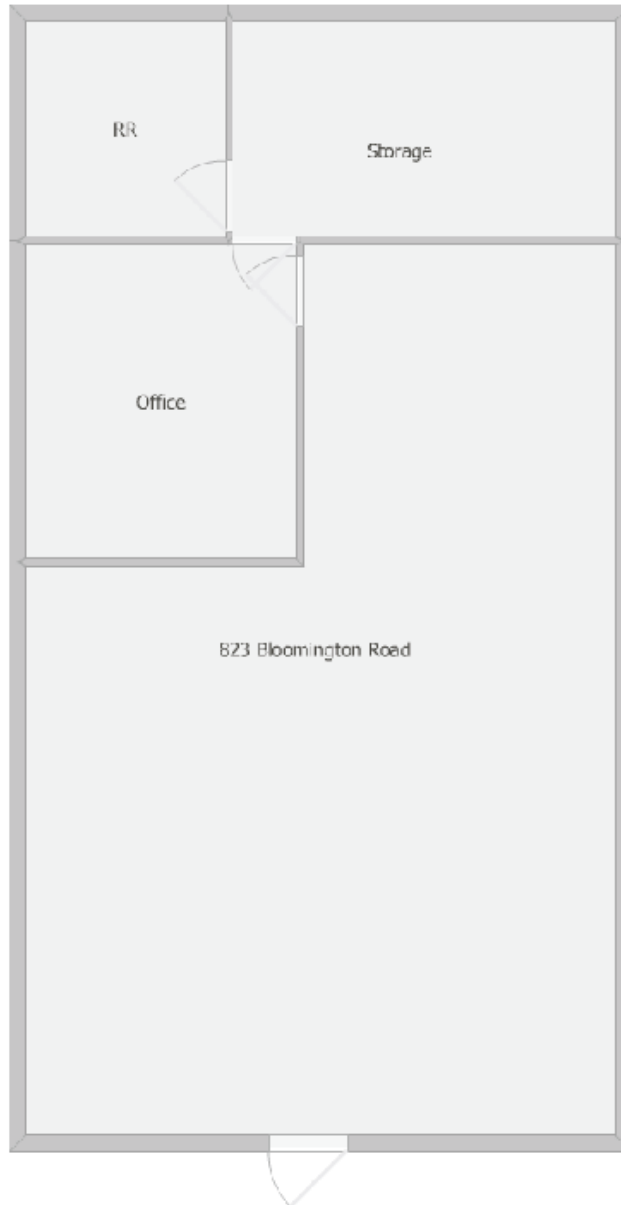
RETAIL SPACE FOR LEASE

\$13.00 / SF / NNN



**FOR
LEASE**

FLOOR PLAN



JOSH MARKIEWICZ

217-403-3424

joshm@cbcdr.com



CBCDR.COM

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

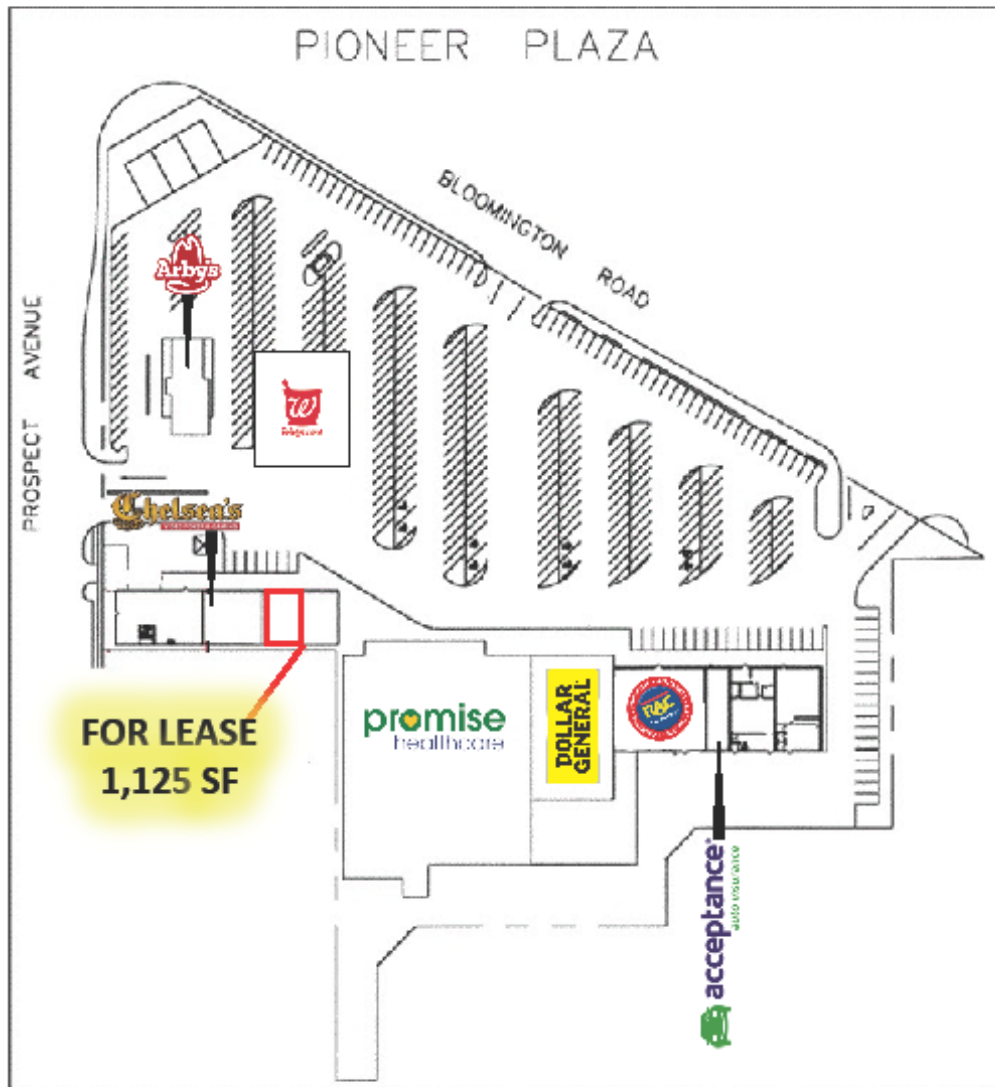
RETAIL SPACE FOR LEASE

\$13.00 / SF / NNN



**FOR
LEASE**

SITE PLAN



JOSH MARKIEWICZ

217-403-3424

joshm@cbcdr.com



CBCDR.COM

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

RETAIL SPACE FOR LEASE

\$13.00 / SF / NNN



**FOR
LEASE**

AERIAL



JOSH MARKIEWICZ

217-403-3424

joshm@cbcdr.com



CBCDR.COM

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.