



**COLDWELL BANKER
COMMERCIAL**

**DEVONSHIRE
REALTY**

FOR LEASE

CBCDR.COM

RETAIL/OFFICE SUITE – MARSHALL SQUARE

LARRY KUCHEFSKI, CCIM

Illinois/Indiana Licensed Designated
Managing Broker

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CBCDR MAIN OFFICE

Coldwell Banker Commercial
Devonshire Realty

201 W Springfield Avenue, 11th Floor
Champaign, IL 61820

217-352-7712



1304 -1318 N Michigan Ave
MARSHALL, IL 62441

PROPERTY DETAILS

5,000 SF (Divisible) suite, located in this 20,000 SF center, includes a premier location on monument sign. Center has undergone over \$160,000 in upgrades since 2018, including a new facade, parking lot, rain gutters, pressure washing, lit walkways, and signage.

AREA DESCRIPTION

Marshall Square Retail Center is located on Michigan Avenue (St.Rt.1), the main North/South corridor for Marshall. Daily traffic is over 8,000 vehicles.

PROPERTY SPECIFICATIONS

Property Type	Office / Retail
Class	C
Building Size	5,000 SF
Parking	70 Spaces
Number of Stories	1
Year Built/Renovated	1980
Daily Traffic	+8,000 Vehicles
Zoning	Commercial

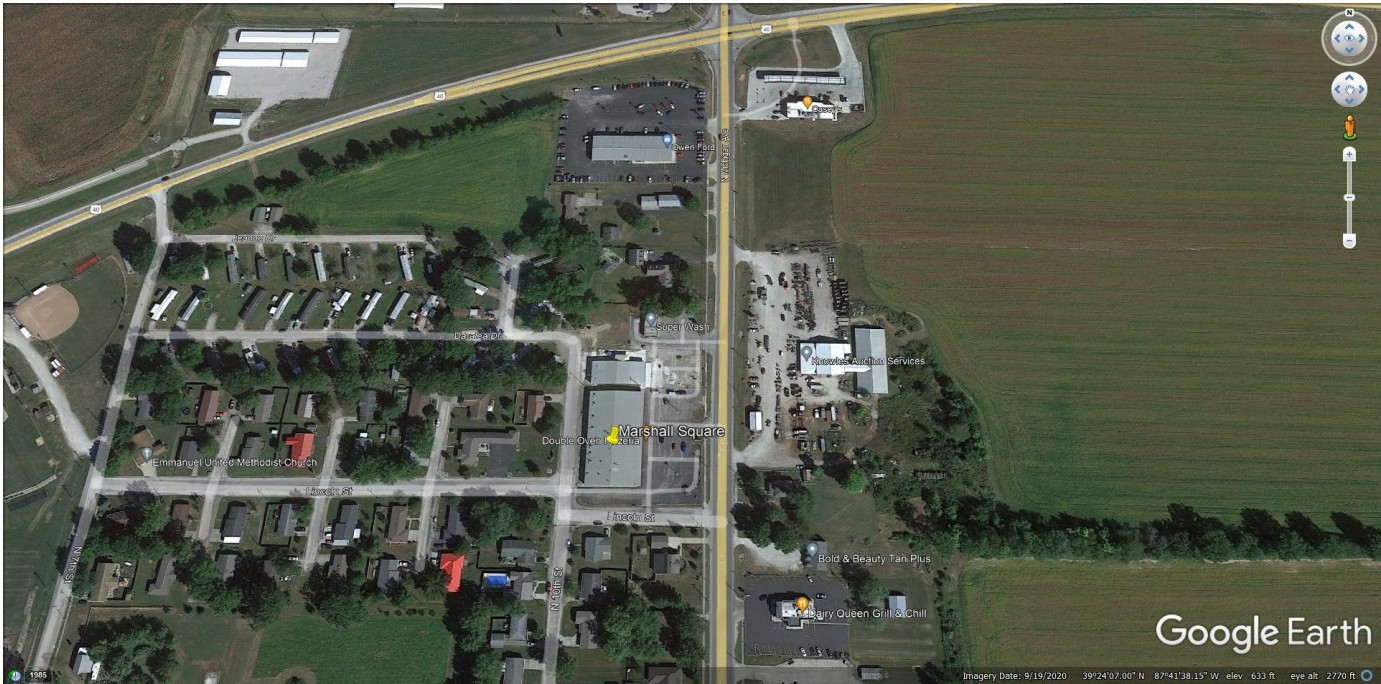
PRICE

Lease Price	\$6.00 SF / YR
Lease Type	Gross/Modified Gross

LEASE INFORMATION

Tenancy:	Multiple
Space Available:	5,000 SF





For more information, please contact:

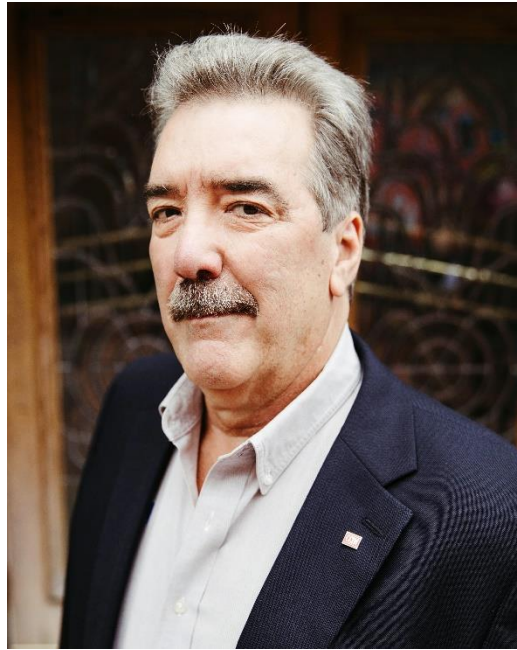
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