



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**GREAT INVESTMENT OPPORTUNITY!
NEW CONSTRUCTION PAD**

SALE PRICE: \$750,000



FOR SALE

401 W. TOWN CENTER BLVD

Champaign, IL 61822

176 X 199

PAD

SALE PRICE

\$750,000

PAD SIZE

176 X 199

LOT SIZE ACRES

0.78 AC

LOT SIZE SF

33,919.73

YEAR BUILT

2022

REAL ESTATE TAXES

TBD

TAX ID NUMBER

41-20-01-126-048

ZONING

CG - Commercial General

PROPERTY DESCRIPTION

GREAT INVESTMENT OPPORTUNITY!

New Construction PAD on Town Center Blvd. Potential PAD can be just like 409 W. Town Center with four inline spaces with shared parking spaces.

Traffic Counts:

W. Town Center Blvd. – 8,500 CPD

N. Neil St. – 10,000 CPD

N. Prospect Ave. – 15,000 CPD

AREA DESCRIPTION

The subject property is ideally located just west of the main entrance to 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.



JAY SIKORSKI

217-352-7712

jas@cbcdr.com

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**GREAT INVESTMENT OPPORTUNITY!
NEW CONSTRUCTION PAD**

SALE PRICE: \$750,000

FOR SALE

AERIAL



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22