



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## NEW CONSTRUCTION TOWN CENTER PLAZA: LOT 1 FOR SALE

SALE PRICE: \$750,000



FOR SALE

### 401 W. Town Center Blvd. Lot 1 Champaign, IL 61822

9,000 SF

OFFICE

RETAIL

#### SALE PRICE

\$750,000

#### AVAILABLE SPACE

LOT 1: 9,000 SF

#### ZONING

CG – Commercial  
General

#### YEAR BUILT

2022

### PROPERTY DESCRIPTION

New construction, Town Center Plaza, due 2021 offering 2 drive-thrus, suite will start in the 2,100 SF range the space will come in vanilla box, plenty of parking with 68 parking space on this site. The building will be state of the art retail space.

### AREA DESCRIPTION

The subject property is ideally located just west of what will be the main entrance to a brand-new Costco, that is expected to be completed by late 2020. 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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### SITE PLAN



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### AERIAL



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