



**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

LOT SIZE ACRES

0.78 AC

YEAR BUILT

2022

TAX ID NUMBER

41-20-01-126-048

PAD SIZE

176 X 199

LOT SIZE SF

33,919.73

REAL ESTATE TAXES

TBD

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 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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201 W Springfield Ave. 11th Floor
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