



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**GREAT INVESTMENT OPPORTUNITY!
NEW CONSTRUCTION ON TOWN CENTER**

SALE PRICE: \$2,100,000



FOR SALE

409 W. TOWN CENTER BLVD

Champaign, IL 61822

9,020 SF **OFFICE** **RETAIL**

SALE PRICE

\$2,100,000

LOT SIZE ACRES

0.79 AC

NOI PROJECTIONS

\$180,000

YEAR BUILT

2022

TAX ID NUMBER

41-20-01-126-047

BUILDING SIZE

9,020 SF

LOT SIZE SF

34,477.15

REAL ESTATE TAXES

TBD

ZONING

CG - Commercial General

RENT ROLL AVAILABLE

PROPERTY DESCRIPTION

GREAT INVESTMENT OPPORTUNITY!

New Construction with four inline units on Town Center offering with 2 drive-thru suites. Unit sizes start at 2,240 SF range. The space is in vanilla box and has plenty of parking with 30 spaces on site. One signed lease!

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.



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