



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

SALE PRICE: \$3,100,000



FOR SALE

409 W. TOWN CENTER BLVD

Champaign, IL 61822

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

SALE PRICE

\$3,100,000

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 68 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.



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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial 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 Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

SALE PRICE: \$3,100,000

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial 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 Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.