



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL SPACE FOR LEASE

\$20.00 / SF / NNN

FOR LEASE



841 Broadmeadow Road

Rantoul, IL 61866

2,800 SF

RETAIL

LEASE PRICE

\$20.00 / SF / NNN

BUILDING SIZE

6,000 SF

AVAILABLE SPACE

2,800 SF

YEAR BUILT

2011

TAX PIN

20-09-04-277-014, 015

ZONING

C-2 General Commercial

PARKING

28 Spaces

TENANCY

Multiple

PROPERTY DESCRIPTION

841 Broadmeadow Road is a 6,000 SF, two-tenant building with OSF OnCall as a co-tenant, and 2,800 SF available for lease. The vacant suite is on the east endcap of the building and is wide-open with men's and women's restrooms, and an overhead door. The openness of the space offers a prospective tenant with significant flexibility to customize the space to their needs. Signage opportunities are available on the building.

Estimated NNN expenses for 2023 are \$6.50/SF.

AREA DESCRIPTION

The subject property is located in a Walmart-anchored shopping center along Broadmeadow Road, and just off Champaign Avenue and Interstate 57. The property is adjacent to the 60-acre Rantoul Family Sports Complex, which was completed in 2021 and saw nearly 1 million visitors in 2022. Other nearby retailers include OSF OnCall, Shields Auto Center, McDonald's, Starbucks, Verizon, Jersey Mike's, and Little Caesars.



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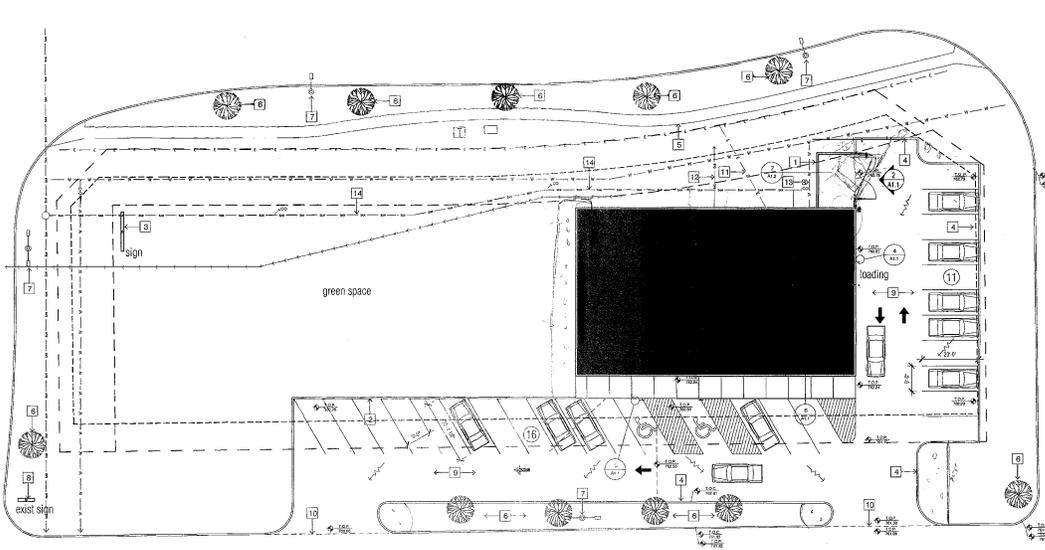
**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

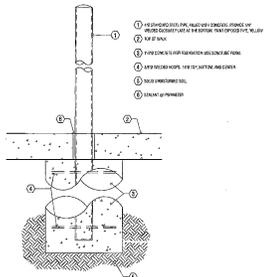
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SITE PLAN



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

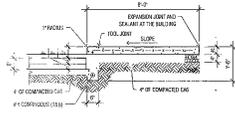


4 TYPICAL SITE BOLLARD DETAIL
SCALE: NTS

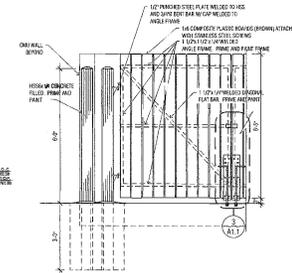


5 H.C. SIGN DETAIL (TYP. FOR 2)
SCALE: 3/4" = 1'-0"

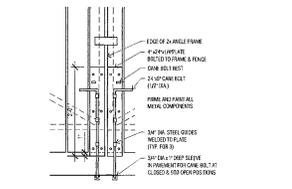
- KEYED NOTES - NEW WORK**
- 11 PROPOSED MASONRY CUMBERSTONE ENCLOSURE, PAINT W/ METAL GATES. HEIGHT OF ENCLOSURE TO BE 8'-0" ABOVE FINISH.
 - 12 PROPOSED NEW SIDEWALK CURB.
 - 13 12" POLYMER MOUNTED SIGN.
 - 14 PROPOSED 6" x 18" VERTICAL CURB.
 - 15 EXISTING CITY SIDEWALK PROTECT.
 - 16 EXISTING TREES (LANDSCAPE PROTECT).
 - 17 EXISTING SITE POLE LIGHT PROTECT.
 - 18 EXISTING SIGN PROTECT.
 - 19 NEW WIRE REINFORCED CONCRETE PAVING OVER 4" OF COMPACTED ROCK.
 - 20 MAKE SMOOTH TRANSITION BETWEEN NEW PAVING & EXISTING PAVING, METALLIC SEAMANT.
 - 21 NEW UNDERGROUND ELECTRICAL SERVICE.
 - 22 NEW GAS SERVICE.
 - 23 NEW 1 1/2" WATER SERVICE.
 - 24 NEW SANITARY SERVICE.



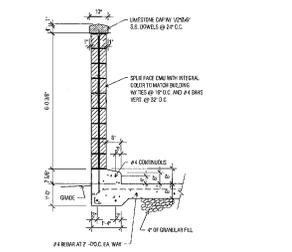
6 SIDEWALK DETAIL
SCALE: 1/8" = 1'-0"



2 PARTIAL ELEVATION AT ENCLOSURE
SCALE: 1/8" = 1'-0"



3 CANE BOLT DETAIL
SCALE: 3/4" = 1'-0"



7 WALL SECTION
SCALE: 1/4" = 1'-0"

NOTES

1. CONTRACTOR SHALL PROVIDE ALL REQUIRED UTILITIES TO THE BUILDING (i.e. WATER, SEWER, ELECTRIC, GAS, PHONE, ETC.)

PARKING PROVIDED:
REGULAR
ACCESSIBLE

REQUIRED PAVING:
REGULAR (PAVING)
REGULAR (WAREHOUSE)
ACCESSIBLE

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jmoetty
and associates inc. architects

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NO.	DATE	REVISION
1	03.17.11	REVISED ALLOWABLE HEIGHT FROM 30 TO 22.
2	03.21.11	CHANGES PER MEETING WITH CLIENT.
2	06.13.11	CHANGES PER MEETING WITH OWNER.

Aaron's

841 Springfield Rd.
Springfield, IL 62765

PROPOSED
ARCHITECTURAL
SITE PLAN

A1.2

DATE: 2011-01-16
PROJECT: 2011-016 A11
DATE: 03/15/11



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AERIAL



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