



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WEST CHAMPAIGN OFFICE FOR LEASE

\$13.00 / SF / Gross

FOR LEASE



1806 Round Barn Road

Champaign, IL 61821

1,440 SF

OFFICE

LEASE PRICE

\$13.00 / SF / Gross

BUILDING SIZE

11,328 SF

AVAILABLE SPACE

1,440 SF

YEAR BUILT

1974

ZONING

CG – Commercial
General

PARKING

Shared

PROPERTY DESCRIPTION

The Round Barn Shopping Centre is a sprawling 116,000 square foot retail complex located at the convergence of two major roads, Mattis Avenue and Springfield Avenue, in west Champaign. With daily traffic counts of 20,000 and 14,900 vehicles respectively, this shopping center enjoys a high level of visibility and accessibility, making it a prime location for a wide variety of commercial ventures. The center is equipped to accommodate businesses of all types, with ample space and flexible design.

1806 Round Barn Road is a 1,440 square foot unit that offers a spacious and open reception area, accompanied by three private offices, a conference room, a storage room, and a single restroom. This unit is ideal for businesses that require a professional, welcoming atmosphere and the necessary amenities to conduct their operations efficiently.

AREA DESCRIPTION

The Round Barn Shopping Centre is a popular shopping destination situated at the intersection of Springfield and Mattis Avenues in the western part of Champaign. This shopping center boasts a diverse mix of tenants, including popular food establishments such as Jet's Pizza, the Original Pancake House and Jimmy John's, as well as convenient services like Country Squire Cleaners and FedEx Kinko's. The center is well-maintained and features ample parking, making it a convenient place for customers to visit. Additionally, the Round Barn Shopping Centre sees high levels of traffic, making it a busy and thriving hub of activity.



JOSH MARKIEWICZ

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**COLDWELL BANKER COMMERCIAL
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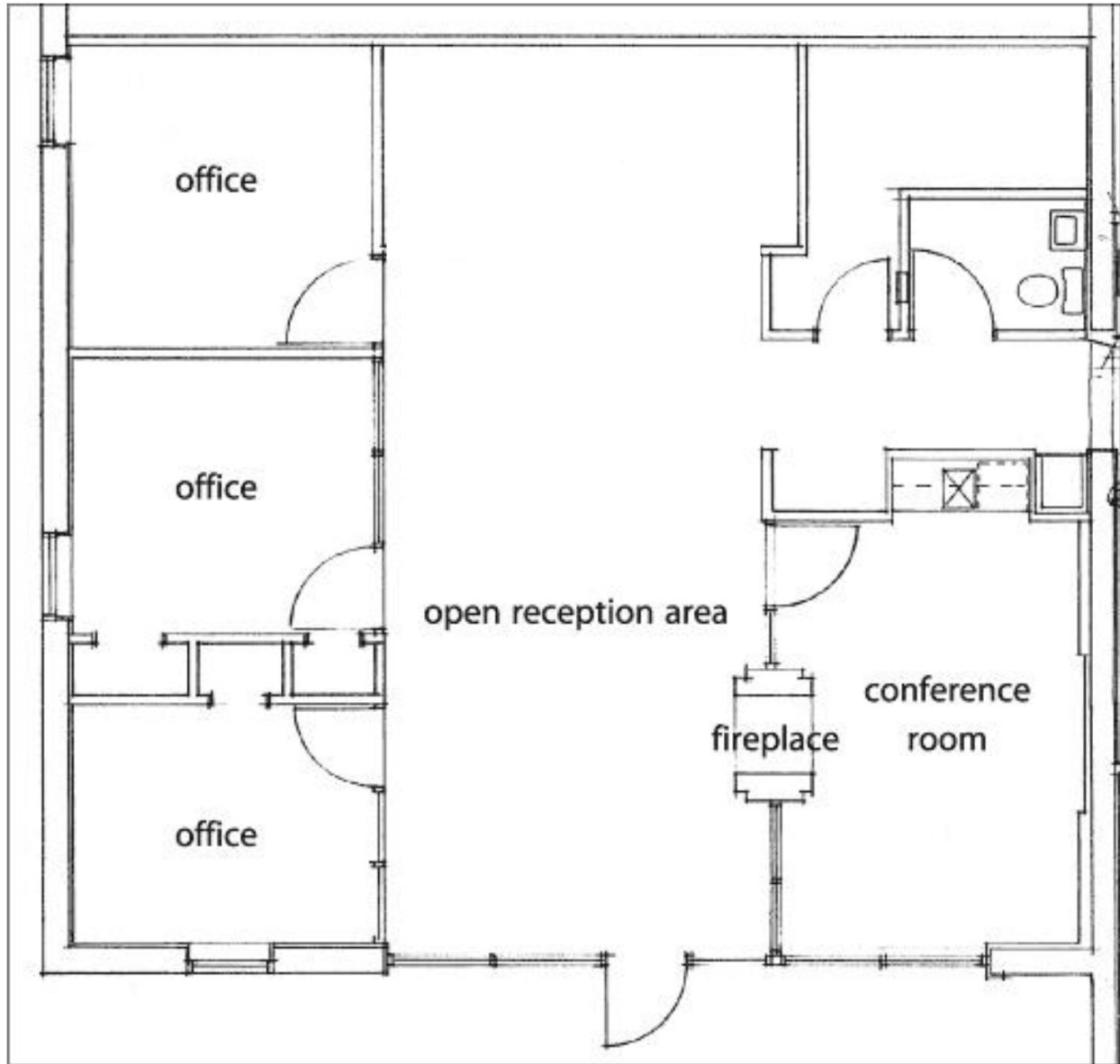
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FLOOR PLAN



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