



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GATEWAY SHOPPES AT FIVE POINTS

\$12.00 / SF / NNN



FOR LEASE

110 & 202 E. University Ave.,

Urbana, IL 61801

1,690 SF & 1,590 SF

RETAIL

LEASE PRICE

\$12.00 / SF

LEASE TYPE

NNN = \$6.50/SF

AVAILABLE SPACE

Suite I: 1,690 SF
Suite E: 1,590 SF

BUILDING CLASS

B

TAX PIN

91-21-08-405-038,
& 043

ZONING

General Business
District (B3)

PROPERTY DESCRIPTION

110 E. University Ave, Suite I: Space consists of 1,690 SF of open retail with a back area, one restroom and an office/storage room. (space available May 2025)

202 E. University Ave, Suite E: Sublease opportunity. Currently occupied by Best of Africa this space is 1,590 SF and consists of open space in the front, hand sink, grease trap and two individual restrooms.

*Three months of free rent to a qualified tenant that signs a three year lease or longer at the center.

AREA DESCRIPTION

Gateway Shoppes at Five Points is located at the northwest intersection of Cunningham Avenue and University Avenue. This is a main retail corridor for Urbana with close proximity to Carle Foundation Hospital, and downtown Urbana. Area retailers include Jimmy John's, McDonalds, Wendy's, Panda Express, and U of I Credit Union.



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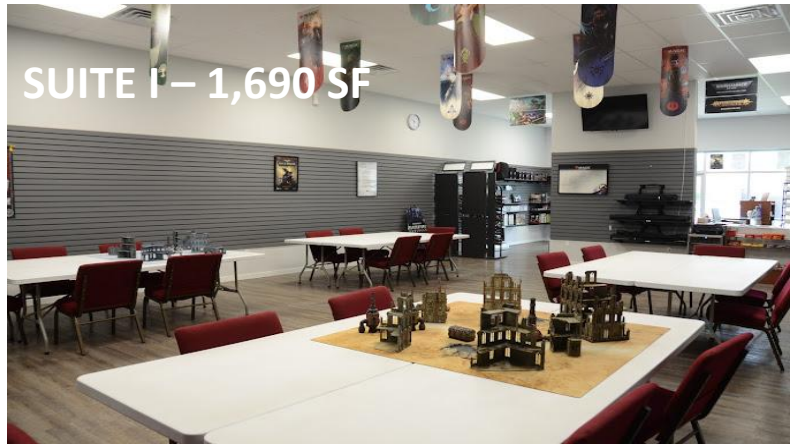
FOR
LEASE

EXTERIOR - SUITE I

SUITE I – 1,690 SF



SUITE I – 1,690 SF



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