



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## GATEWAY SHOPPES AT FIVE POINTS

\$12.00 / SF / NNN



**FOR LEASE**

### 102 & 202 E. University Ave.,

Urbana, IL 61801

**1,440 SF & 1,590 SF**

**RETAIL**

**LEASE PRICE**

\$12.00 / SF

**LEASE TYPE**

NNN = \$6.50/SF

**AVAILABLE SPACE**

Suite E: 1,590 SF  
Suite F: 1,440 SF

**BUILDING CLASS**

B

**TAX PIN**

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

**ZONING**

General Business  
District (B3)

### PROPERTY DESCRIPTION

**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.

**110 E. University Ave, Suite F:** Former T-Mobile site consists of 1,440 SF of open retail with one back storage room and one restroom.

\*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.



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com

