



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

GATEWAY SHOPPES AT FIVE POINTS

\$12.00 / SF / NNN



FOR LEASE

110 E. University Ave.,

Urbana, IL 61801

1,690 SF

RETAIL

LEASE PRICE

\$12.00 SF

LEASE TYPE

NNN = \$6.50/SF

AVAILABLE SPACE

Suite I: 1,690 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)

*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
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

GATEWAY SHOPPES AT FIVE POINTS

\$12.00 / SF / NNN

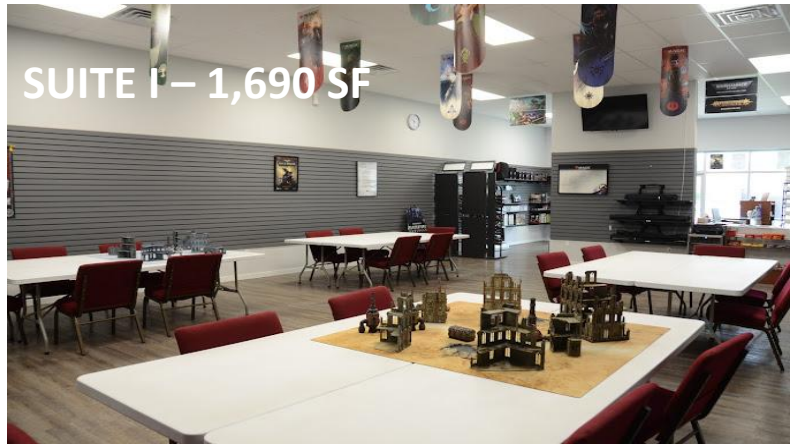
FOR
LEASE

EXTERIOR - SUITE I

SUITE I – 1,690 SF



SUITE I – 1,690 SF



ZACH WETHERELL, CCIM

217-403-3374

zach.wetherell@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.