



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

UPSCALE SHOPPING CENTER FOR LEASE

\$17.00 / SF / NNN

FOR LEASE



1705 W Kirby Ave.

Champaign, IL 61821

1,400 SF

RETAIL

BUILDING SIZE

47,000 SF

AVAILABLE SPACE

Suite 1705: 2,400 SF

TAX PIN

45-20-23-102-002

PARKING SPACES

200 Spaces

TRAFFIC COUNTS

S Mattis Ave – 19,200
AADT

W Kirby Ave – 15,300
AADT

ZONING

CN- Commercial
Neighborhood

PROPERTY DESCRIPTION

Old Farm Shops is a 47,000 SF neighborhood shopping center featuring a mix of upscale retailers, popular dining options, excellent signage opportunities and ample parking.

Suite 1705 is +/- 2,400 SF of wide-open retail space with two restrooms located in the rear of the suite. The space is in partially demoed condition — midway between a grey shell and a vanilla box. The previous tenant began renovations before vacating, so the suite retains much of its infrastructure, but will require additional work to be move-in ready.

The center features a curated mix of national and local retailers such as Panera Bread, Parlor Doughnuts, Mainstream Boutique, The UPS Store, Chico's, Talbots, TCBY and Papa Murphy's Pizza.

AREA DESCRIPTION

Subject property is ideally positioned on the southeast corner of Mattis Avenue (19,200) and Kirby Avenue (15,300 AADT) and provides easy access to Interstate 72, Interstate 57 and Interstate 74. The intersection is one of the busiest in Champaign County and is surrounded by retailers and residential neighborhoods.



JOSH MARKIEWICZ

217-403-3424

joshm@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.



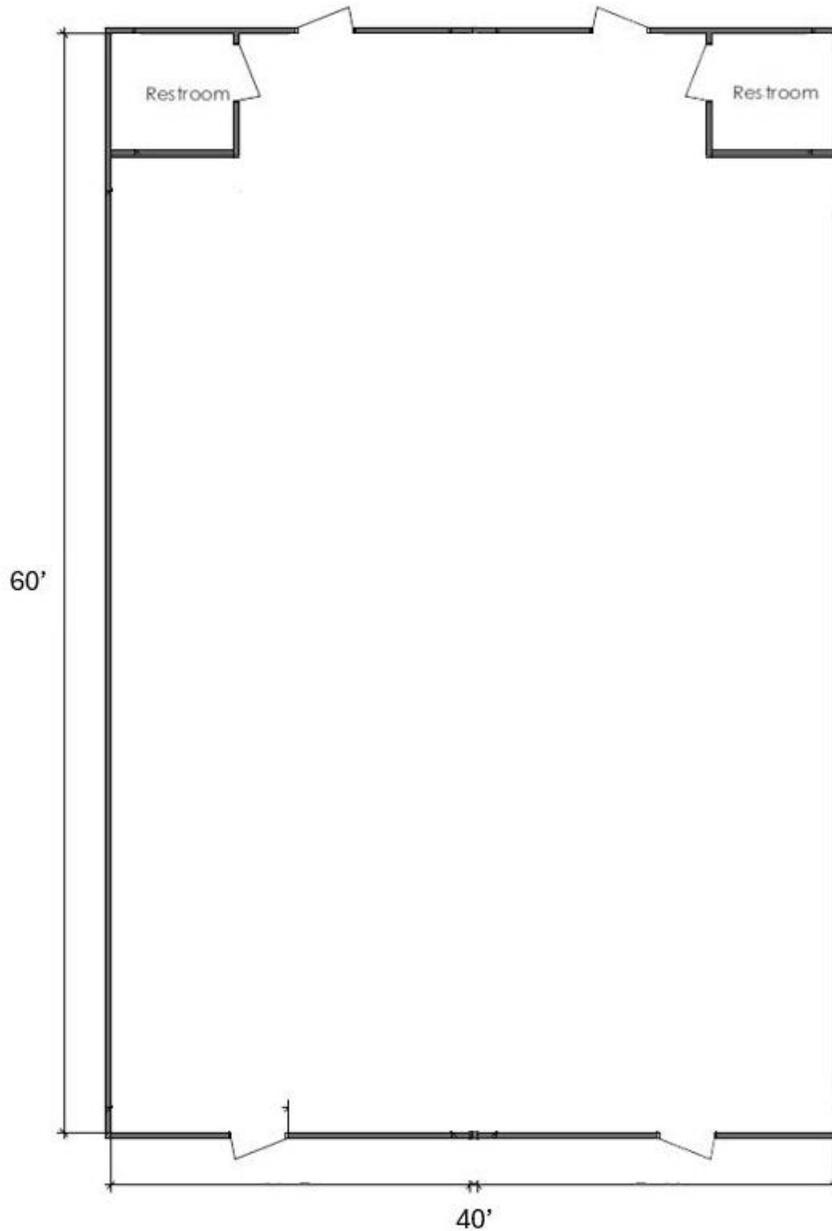
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

UPSCALE SHOPPING CENTER FOR LEASE

\$17.00 / SF / NNN

**FOR
LEASE**

FLOOR PLAN



JOSH MARKIEWICZ

217-403-3424

joshm@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.



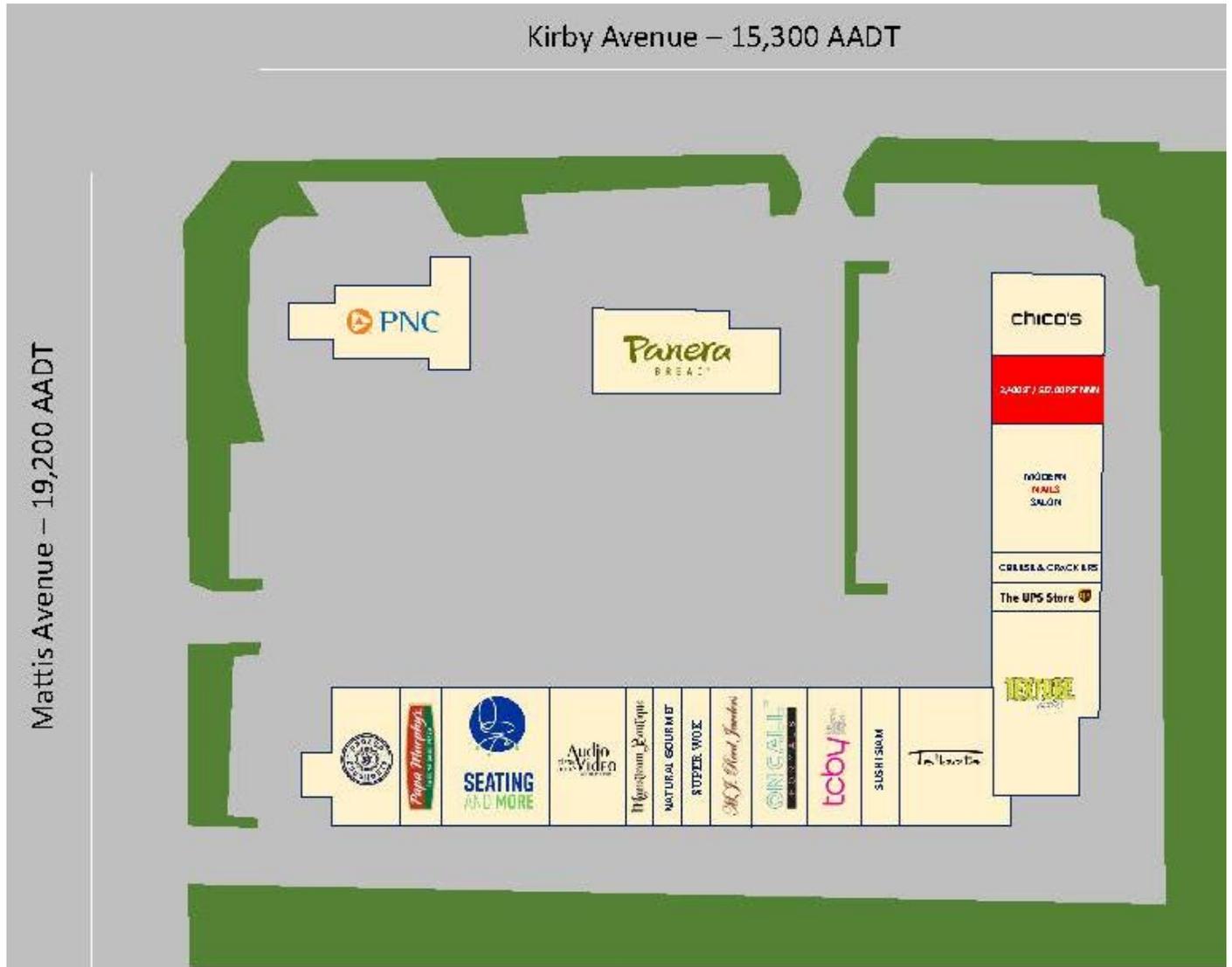
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

UPSCALE SHOPPING CENTER FOR LEASE

\$17.00 / SF / NNN

**FOR
LEASE**

SITE PLAN



JOSH MARKIEWICZ

217-403-3424

joshm@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.