



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## ROBESON PLAZA

\$17.00/SF NNN

FOR LEASE



### 1801 W. Kirby Ave.

Champaign, IL 61821

**880 SF**

**RETAIL/OFFICE**

#### LEASE PRICE

\$17.00 / SF / NNN

#### AVAILABLE SPACE

880 SF

#### BUILDING SIZE

38,222 SF

#### ZONING

CN- Commercial  
Neighborhood

#### PARKING

160 Spaces

#### NNN EXPENSE

\$4.71/ SF

### PROPERTY DESCRIPTION

Robeson Plaza is a 38,000 square foot neighborhood shopping center with several national retailers, and is ideally suited for a wide variety of retail, professional, and commercial businesses. The available space consists of 880 SF of prime commercial space. The space is currently build-out with an open reception area, one large office (but could be separated into two offices), storage room and one restroom. The NNN's for 2025 are currently estimated at \$4.71/SF.

### AREA DESCRIPTION

The subject property is located on the east endcap of Robeson Plaza at the southwest corner of Kirby Avenue and Mattis Avenue in Champaign. The Plaza is surrounded by numerous residential neighborhoods, medical office buildings and retailers. Local businesses in the area include Jimmy John's, Domino's, SuperCuts, Carle, Panera Bread and many more. Both Kirby and Mattis Avenues are main arterial roads that run through Champaign, and Kirby Avenue leads directly to the University of Illinois.



#### JOSH MARKIEWICZ

217.403.3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)  
cbcdr.com



#### ZACH WETHERELL

217.403.3374

[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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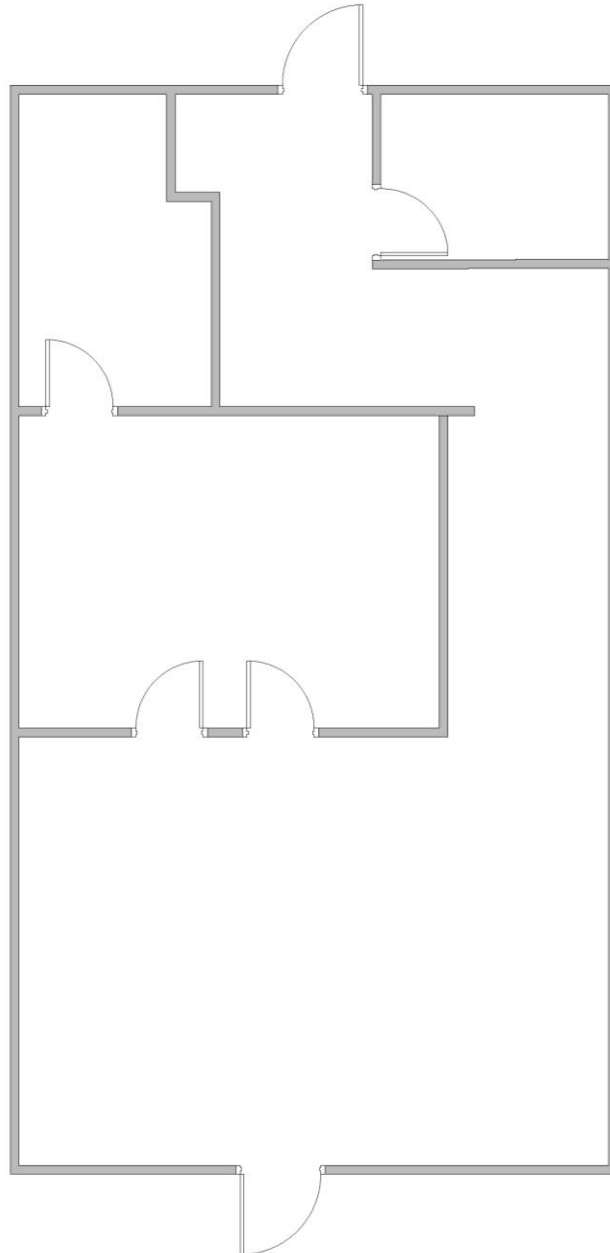
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### Floor Plan



**JOSH MARKIEWICZ**  
217.403.3424  
[joshm@cbcdr.com](mailto:joshm@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL**  
217.403.3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



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