



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RESTAURANT

\$24.00 / SF / NNN

FOR LEASE



1806 W Bradley Ave.,

Champaign, IL 61821

2,587 SF

LEASE

RESTURANT

LEASE PRICE

\$24.00 / SF

LEASE TYPE

NNN

AVAILABLE SPACE

2,587 SF

LOT SIZE

0.90 AC

YEAR BUILT

1973/2005

TRAFFIC COUNT

W Bradley Ave – 20,200
AADT

RE TAX

\$20,349.32 (2023)

PROPERTY DESCRIPTION

1806 W Bradley Ave, Champaign, IL 61821, is a 2,587-square-foot retail building situated on a 0.90-acre lot in a high-traffic commercial corridor. Originally built in 1973 and fully renovated in 2005, the property was previously occupied by Hardee's, operating under a long-term absolute NNN lease. Located near Parkland College and within a densely populated area of over 130,000 residents, the site benefits from strong consumer demand and high visibility, with approximately 20,200 vehicles per day passing along Bradley Avenue. The surrounding area features a mix of national retailers, office complexes, and industrial businesses, including Kraft Foods and Mattis Commercial Park.



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