



**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

AVAILABLE SPACE

2,587 SF

YEAR BUILT

1973/2005

RE TAX

\$20,349.32 (2023)

LEASE TYPE

NNN

LOT SIZE

0.90 AC

TRAFFIC COUNT

W Bradley Ave – 20,200
AADT

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.

AREA DESCRIPTION

The property is located along W. Bradley Avenue, a primary east–west commercial corridor in Champaign with approximately 20,200 vehicles per day. The area provides strong visibility and convenient access to Interstate 57 and nearby arterial roadways.

The site benefits from proximity to Parkland College, surrounding residential neighborhoods, and a mix of national retailers, office users, and light industrial businesses. Nearby employers and commercial centers, including Kraft Foods and Mattis Commercial Park, contribute to consistent daytime population and consumer activity, supporting sustained retail demand in the corridor.



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