



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WEST CHAMPAIGN RETAIL / OFFICE FOR LEASE

\$16.00 / SF / MOD. GROSS

FOR LEASE



1808 Round Barn Rd.

Champaign, IL 61821

2,354 SF

RETAIL/OFFICE

AVAILABLE SPACE

2,354 SF

ZONING

CG-Commercial
General

PARKING SPACES

Shared

YEAR BUILT

1974

TRAFFIC COUNTS

Round Barn Rd– 1,950

AADT

Mattis Ave – 19,900

AADT

PROPERTY DESCRIPTION

The Round Barn Centre is a sprawling 116,000 square foot retail complex situated at the busy intersection of Mattis Avenue and Springfield Avenue in west Champaign. With daily traffic volumes of approximately 19,900 and 15,800 vehicles respectively, this center offers exceptional visibility and accessibility—making it an ideal location for a wide range of commercial enterprises.

1808 Round Barn Road comprises 2,354 square feet and will be delivered in vanilla-box condition for qualified tenants. The space will include a concrete floor, drywalled walls, HVAC system with ductwork, electrical service, a drop ceiling with lighting, and a restroom. Additionally, a new storefront door will be installed on the west-facing side of the unit.

AREA DESCRIPTION

The Round Barn Centre is a popular shopping destination situated at the intersection of Springfield and Mattis Avenues in the western part of Champaign. This shopping center boasts a diverse mix of tenants, including popular food establishments such as Jet's Pizza and the Original Pancake House, as well as convenient services and retailers like Familia Dental, Raw Fitness, FedEx Kinko's and others. The center is well-maintained and features ample parking, making it a convenient place for customers to visit.



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**COLDWELL BANKER COMMERCIAL
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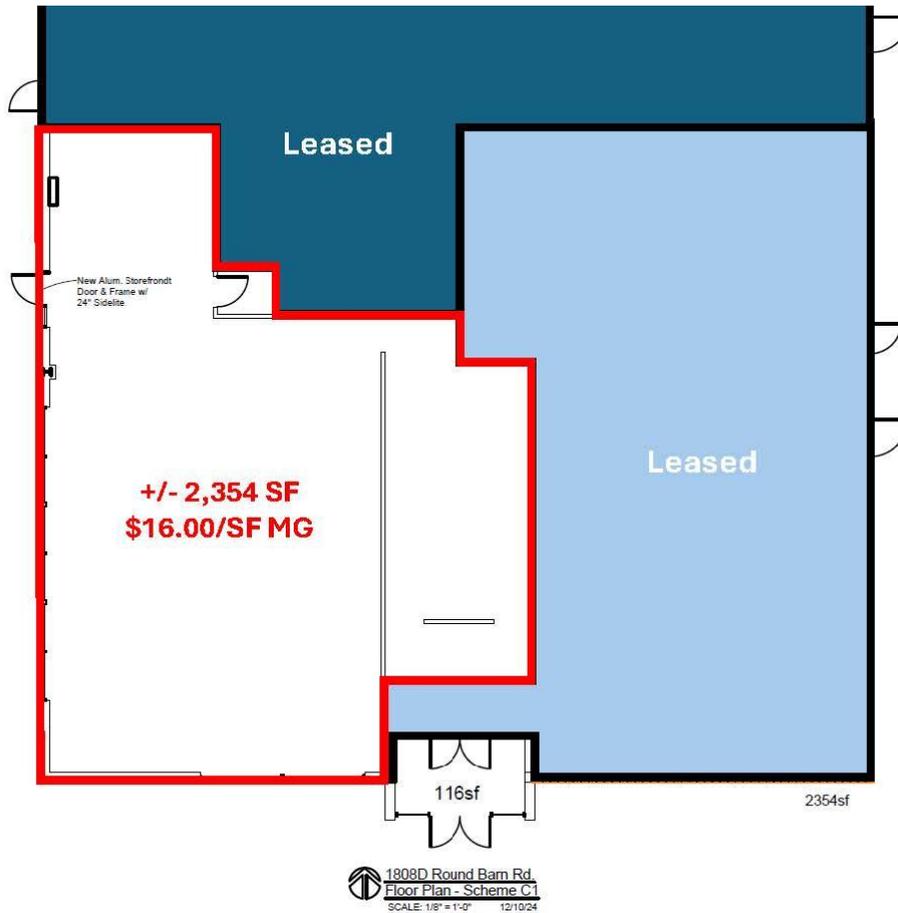
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BUILDING PLAN



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AERIAL



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