



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## Great Corner Location Urbana IL

\$20.00 / SF / NNN

FOR LEASE



### 1501 N Lincoln Ave.

Urbana, IL 61801

4,107 SF

LEASE

RETAIL

#### LEASE PRICE

\$20.00 / SF

#### LEASE TYPE

NNN

#### AVAILABLE SF

4,107 SF

#### TAX PIN

91-21-07-226-022

#### PARKING

Several Spaces

#### ZONING

B3

### PROPERTY DESCRIPTION

This highly visible property is situated along one of Urbana's primary thoroughfares, offering immediate access to Interstate 74 and excellent exposure from both North Lincoln Avenue and West Bradley Avenue. The site features three convenient points of ingress and egress, enhancing accessibility for customers and deliveries. Located near the University of Illinois, the property is surrounded by student housing and apartment communities to the north and south. The freestanding 4,100-square-foot retail building sits on a prominent corner lot with a traffic signal and includes 10 fuel pump islands, ADA-compliant restrooms, and is zoned B3 – General Business, making it ideal for a variety of retail uses.

### AREA DESCRIPTION

Located at 1501 N Lincoln Avenue in Urbana, this property sits in a vibrant and highly trafficked area directly across from Vineyard Church. The surrounding neighborhood is dominated by multifamily student housing developments, creating a built-in customer base and steady foot traffic year-round. With quick access to Interstate 74, the site offers excellent regional connectivity and is just minutes from the University of Illinois campus. Nearby amenities include several national-brand hotels, retail centers, and dining options, making this a prime location for businesses looking to serve both students and visitors.



**JAY SIKORSKI**

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DEVONSHIRE REALTY**

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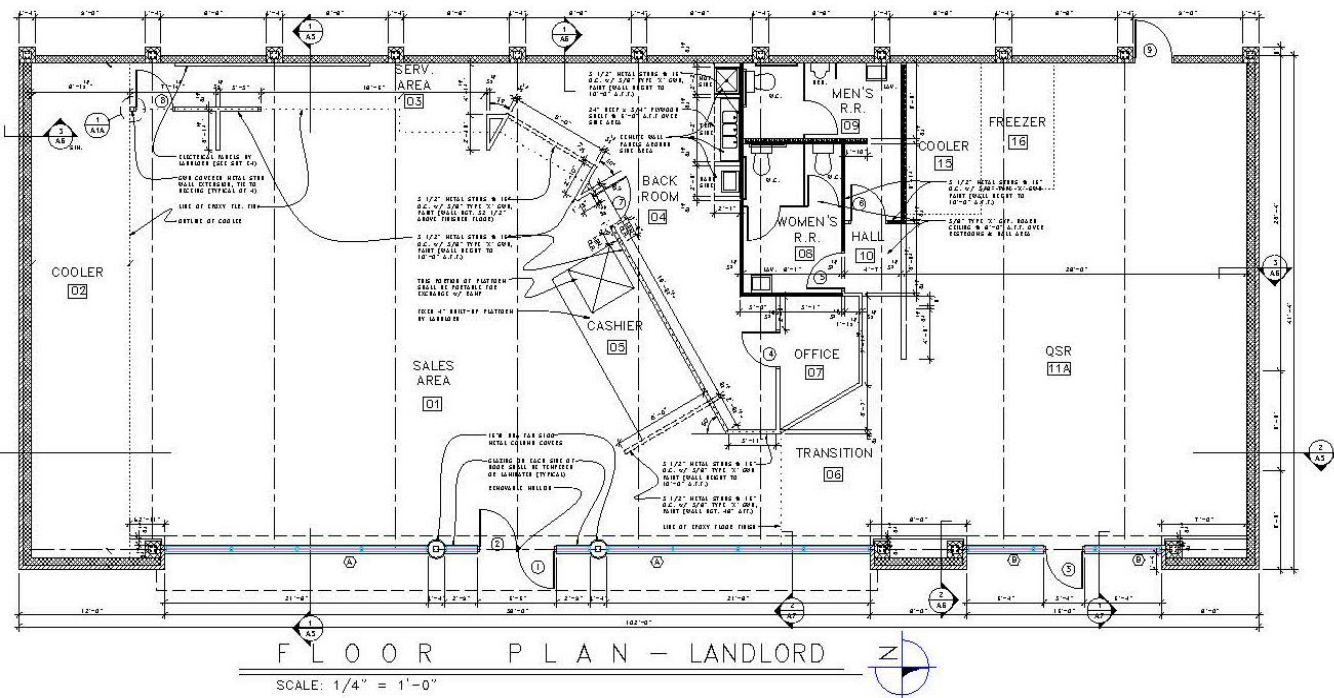
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## FLOOR PLAN



FLOOR PLAN and ROOM FINISH SCHEDULE - LANDLORD	
DESIGN & PLANNING	
CIRCLE K CONVENIENCE STORE #1234	
URBANA, ILLINOIS	
JACCS CONVENIENCE STORES, LLC	
1000 N. UNIVERSITY AVE.	
URBANA, ILLINOIS 61820	
REV.	04.07.04
NOTED	
BC	
03A27	
A1A	
FLOOR PLAN - LANDLORD	



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