



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE/RETAIL SPACE - SUITE F

\$16.00 / SF / NNN

FOR LEASE



1807 W Bradley Ave. Ste F,

Champaign, IL 61821

2,200 SF

LEASE

OFFICE/RETAIL

LEASE PRICE

\$16.00 / SF

LEASE TYPE

NNN

LOT SIZE

1.04 AC

AVAILABLE SF

2,200 SF

TAX PIN

41-20-10-255-003

BUILDING SIZE

10,200 SF

PARKING

34 Spaces

ZONING

CG- Commercial General

PROPERTY DESCRIPTION

1807 W. Bradley Ave., Suite F is an endcap retail unit offering a flexible floor plan suitable for a variety of retail or service users. The space features excellent street visibility, on-site parking, and an existing drive-thru component, enhancing customer convenience and accessibility. Its positioning within a well-trafficked commercial corridor supports strong exposure and ease of access.

AREA DESCRIPTION

The property is located along W. Bradley Avenue, directly across from Parkland College, generating steady daytime traffic. The surrounding area includes Kraft Foods and multiple office, retail, and light industrial users within Mattis Commercial Park. The site benefits from convenient access to nearby interstates and major arterials, supporting regional connectivity and consistent commercial activity.



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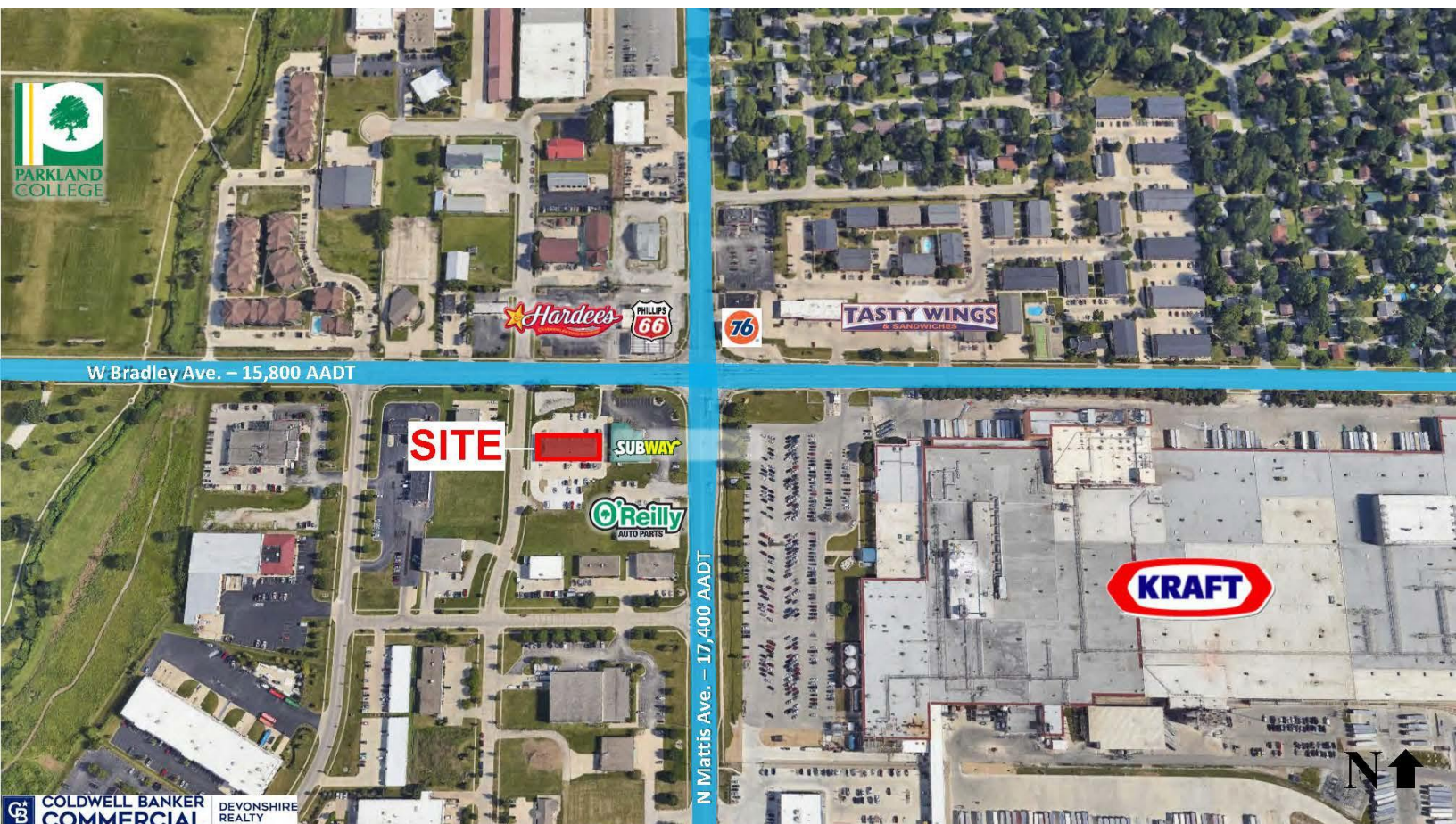
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AERIAL



W Bradley Ave. – 15,800 AADT

N Mattis Ave. – 17,400 AADT

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