



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## ROUND BARN CENTRE

\$14.00 / SF / DOUBLE NET

FOR LEASE



### 505 S Mattis Ave

Champaign, IL 61821

2,533 SF

RETAIL

#### LEASE PRICE

\$14.00/ SF

#### LEASE TYPE

Double Net

#### BUILDING SIZE

10,252 SF

#### AVAILABLE SPACE

2,533 SF

#### TAX PIN

44-20-15-226-049

#### ZONING

CG-Commercial  
General

#### BUILDING CLASS

B

#### TENANCY

Multiple

### PROPERTY DESCRIPTION

Suite A is located along Mattis Avenue between FedEx Kinko's and Raw Fitness. The space was formerly used for a tanning business. The space is a total of 2,533 SF with a wide open floor plan and open ceiling giving the space a 10' clear height for the ceiling. The space has one restroom, a utility/storage room and one office. There are several small tanning rooms that will be removed when the tenant vacates opening the space up. This is a NN lease where the Tenant pays their prorated share for real estate taxes and building insurance. Landlord covers the CAM charges. The current NN expenses for 2025 are estimated at \$4.16/SF.

### AREA DESCRIPTION

Round Barn Centre is located at the intersection of Mattis Avenue and Springfield Avenue and boasts one of the highest traffic counts in the City of Champaign. The shopping center has easy access to Interstate 72 & 57. The shopping center many well known tenants including FedEx Kinko's, Jimmy Johns, Raw Fitness, The Original Pancake House, Smoothie King, and the DMV.



**ZACH WETHERELL, CCIM**

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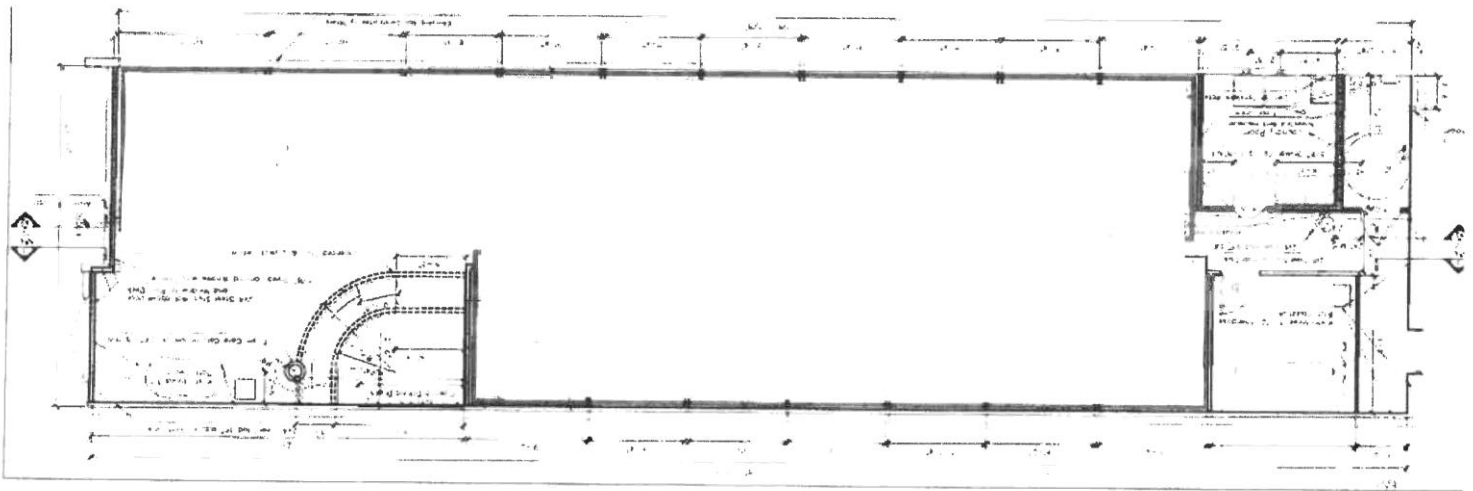
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## FLOOR PLAN



**ZACH WETHERELL, CCIM**

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