

RETAIL SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**106 S. Country Fair D.
Champaign, IL 61821**

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CHAMPAIGN, IL | 217.352.7712

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this retail showroom space in west Champaign. 106 S. Country Fair Dr. is a multi-tenant building just south of the entrance/exit to I-72 and an outlot of Country Fair Shopping Center. Currently Suite B is for lease. UCSD, ILAW, Landscaping, building insurance, snow removal, and trash removal is all included in the CAM/NNN expenses.

106 S. Country Fair., Suite B (6,128 SF):

Suite B is a 6,128 SF retail showroom that was most recently occupied by Elite Bridal. The property features mostly open retail space with 12' ceilings. Currently all walls in the space are only 8' and could be removed easily and converted from the previous use. See floor plan for more details.

Located in west Champaign, this property lies one block from the I-72 on/off ramp allowing for easy access to I-57 & I-72.

*Property is owned by a licensed IL Real Estate Broker.

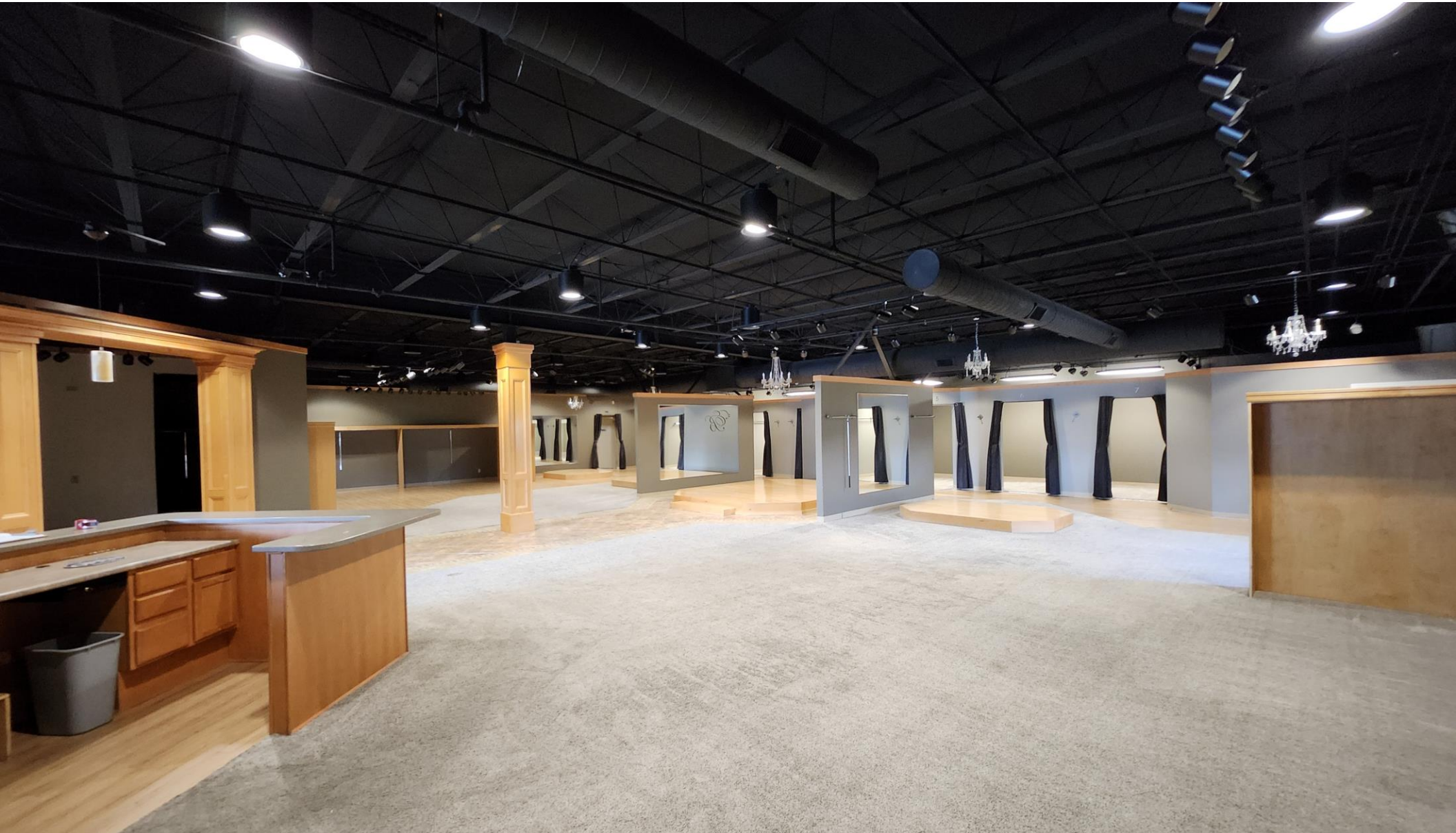
PROPERTY INFORMATION

Address	106 S. Country Fair Dr. Suite B Champaign, IL 61821
Lease Price	\$8.50/SF NNN
Available Space	6,128 SF
Total Building Size	19,075 SF
Zoning	CG – Commercial General
NNN est.	\$3.50/SF



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PICTURES



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PICTURES



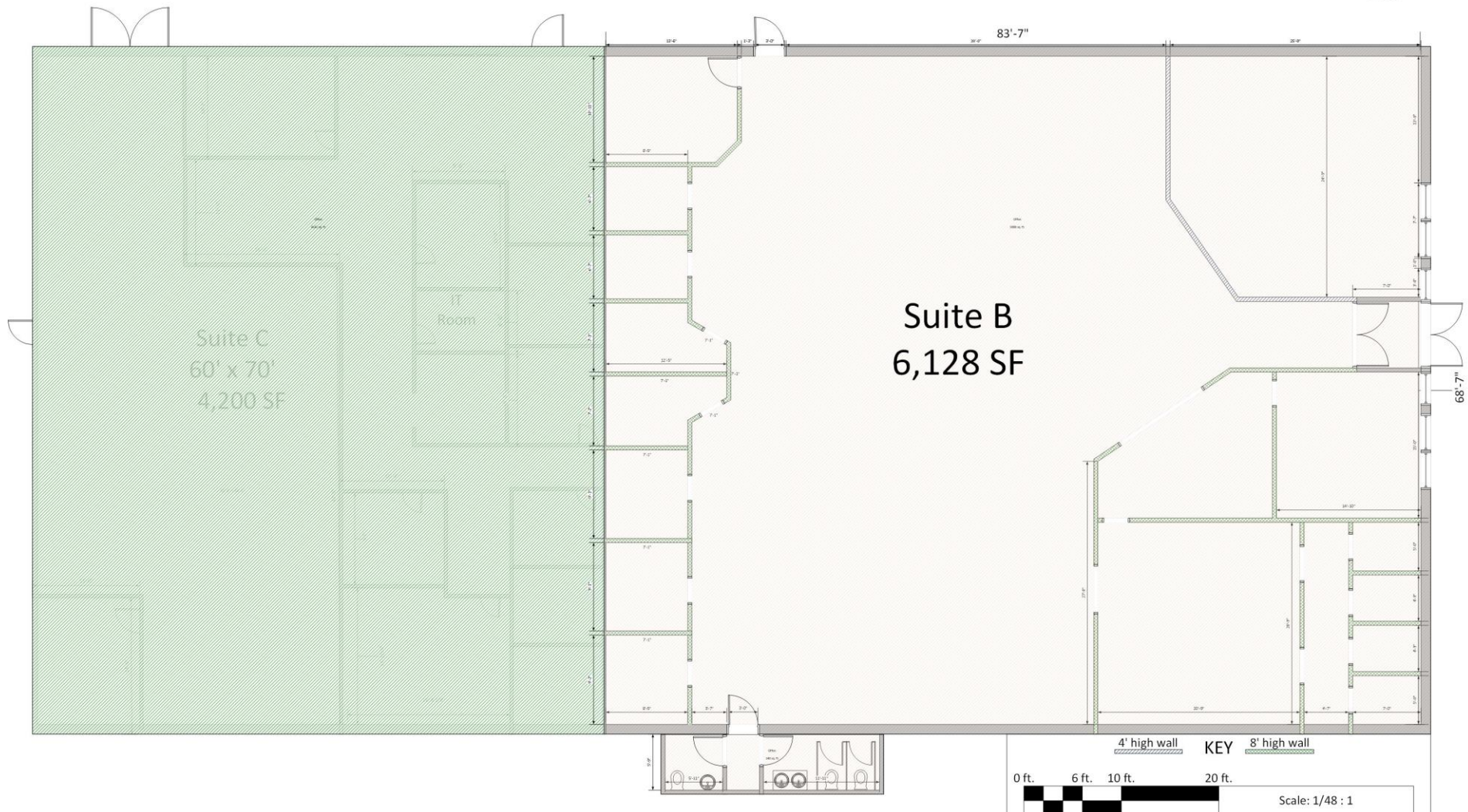
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FLOOR PLAN

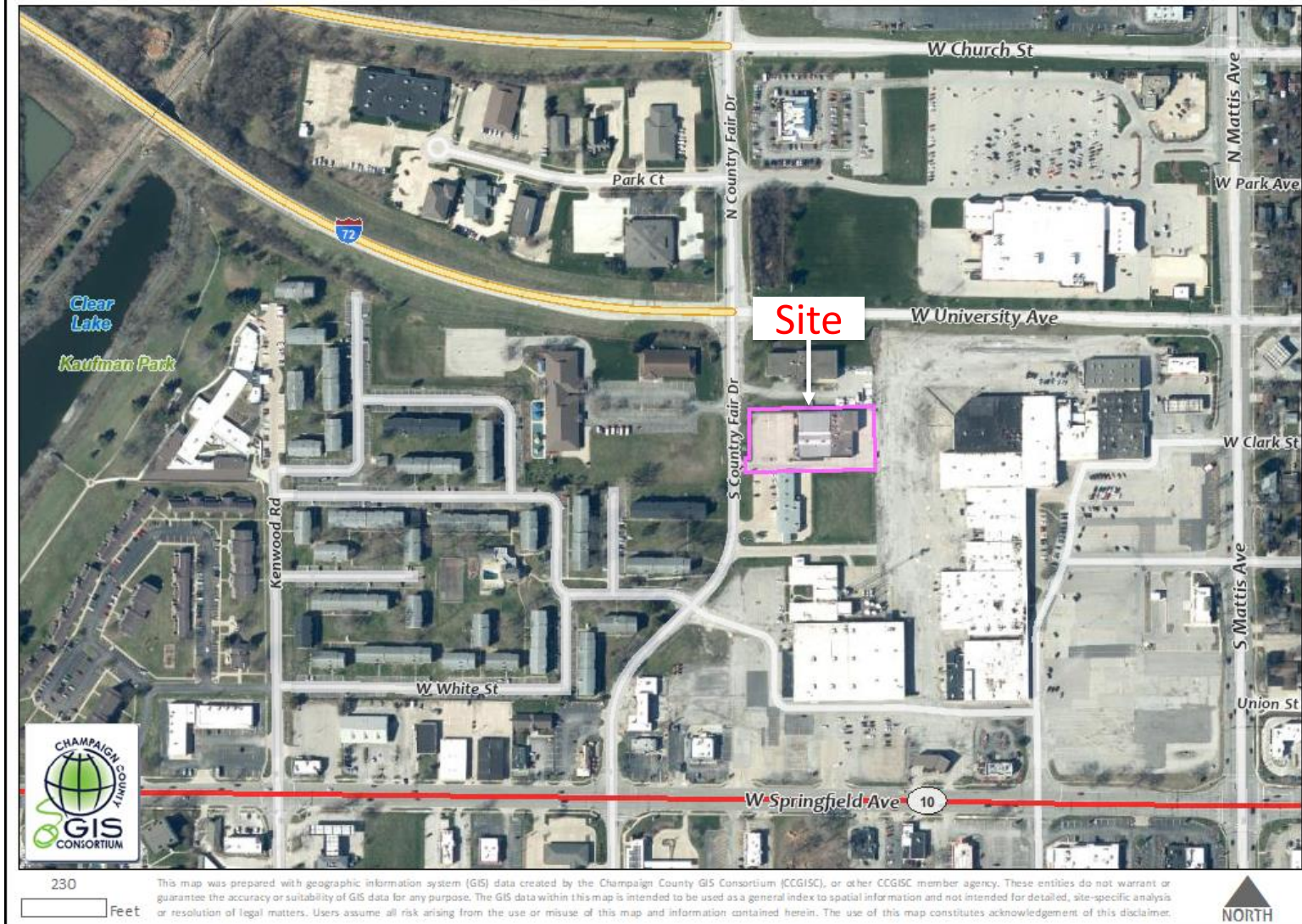
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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



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OFFERING HIGHLIGHTS

- Upscale Finishes
- Large Open Floor Plan
- Great Interstate Access
- CG- Commercial General Zoning