



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FOR LEASE - RESTAURANT OR RETAIL DEVELOPMENT OPPORTUNITY

\$18.00-\$20.00/ SF NNN

FOR LEASE



1706 S State St.

Champaign, IL 61820

1,600-6,533 SF

RETAIL

LEASE PRICE

\$18.00-\$20.00/ SF

LEASE TYPE

NNN

AVAILABLE SPACE

Option A: 6.533 SF
Option B: 1,600-1,800 SF

ZONING

CG- Commercial General

PROPERTY DESCRIPTION

OPTION A: "As-Is"

The existing restaurant space is equipped with kitchen and hood systems. The original oak wood flooring can be restored. Ideal for restaurant, brewery, or event use. Asking rate for entire building is \$18.00 PSF NNN.

OPTION B: Redevelop into smaller suites

Ownership will divide the building into 1,600 - 1,800 SF suites (See Scheme B) that would include a new façade, storefronts and fresh exterior finishes. These spaces would be delivered as a vanilla box with plumbing roughed in for a restroom, 200 amp electrical, new storefront, HVAC sized for standard office/retail use and demising wall taped, mudded, and ready for paint. Offering these spaces for \$20.00 PSF NNN.

AREA DESCRIPTION

1706 S. State sits just west of the South Neil Street Corridor - an arterial thoroughfare that runs from Downtown through Campustown to south Champaign. This corridor offers direct proximity to the University of Illinois, Gies Memorial Stadium, State Farm Center and the many local dining, services and hotels within the Carriage Center development.



RICHARD HARRINGTON
217-403-3355
Richard.Harrington@cbcdr.com
cbcdr.com

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.





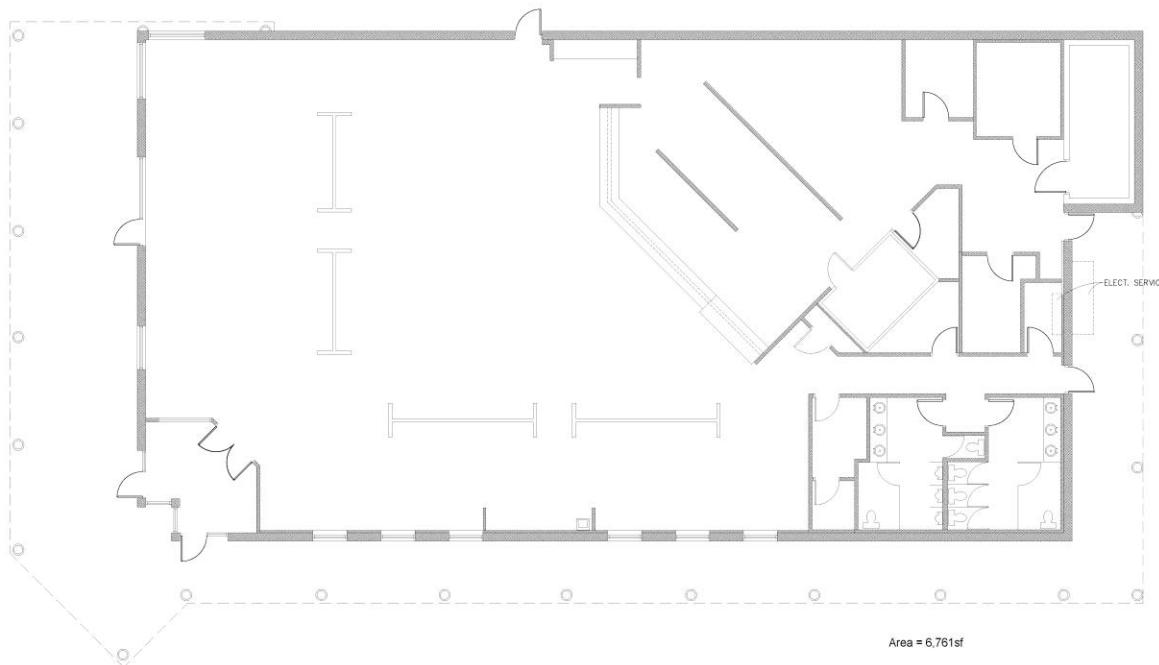
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FOR LEASE - RESTAURANT OR RETAIL DEVELOPMENT OPPORTUNITY

\$18.00-\$20.00/ SF NNN

FOR
LEASE

EXISTING LAYOUT



 Floor Plan - Existing
Scale: 3/16"=1'-0"

CITY REVIEW STAMP		
General Notes		
Seal		
Expires 11-30-26		
Signature _____ Date _____		
No.	Revision/Issue	Date
JSM Development Services, LLC 1706 S. FIFTH STREET CHAMPAIGN, IL 61820 (217) 359-5835 (217) 359-5839-FAX IL LICENSE # 184 004870-0001		
Project Name and Address 1706 S. State St. Champaign, IL		
Project 25-40	Street	A2.1



RICHARD HARRINGTON
217-403-3355
Richard.Harrington@cbcdr.com
cbcdr.com



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

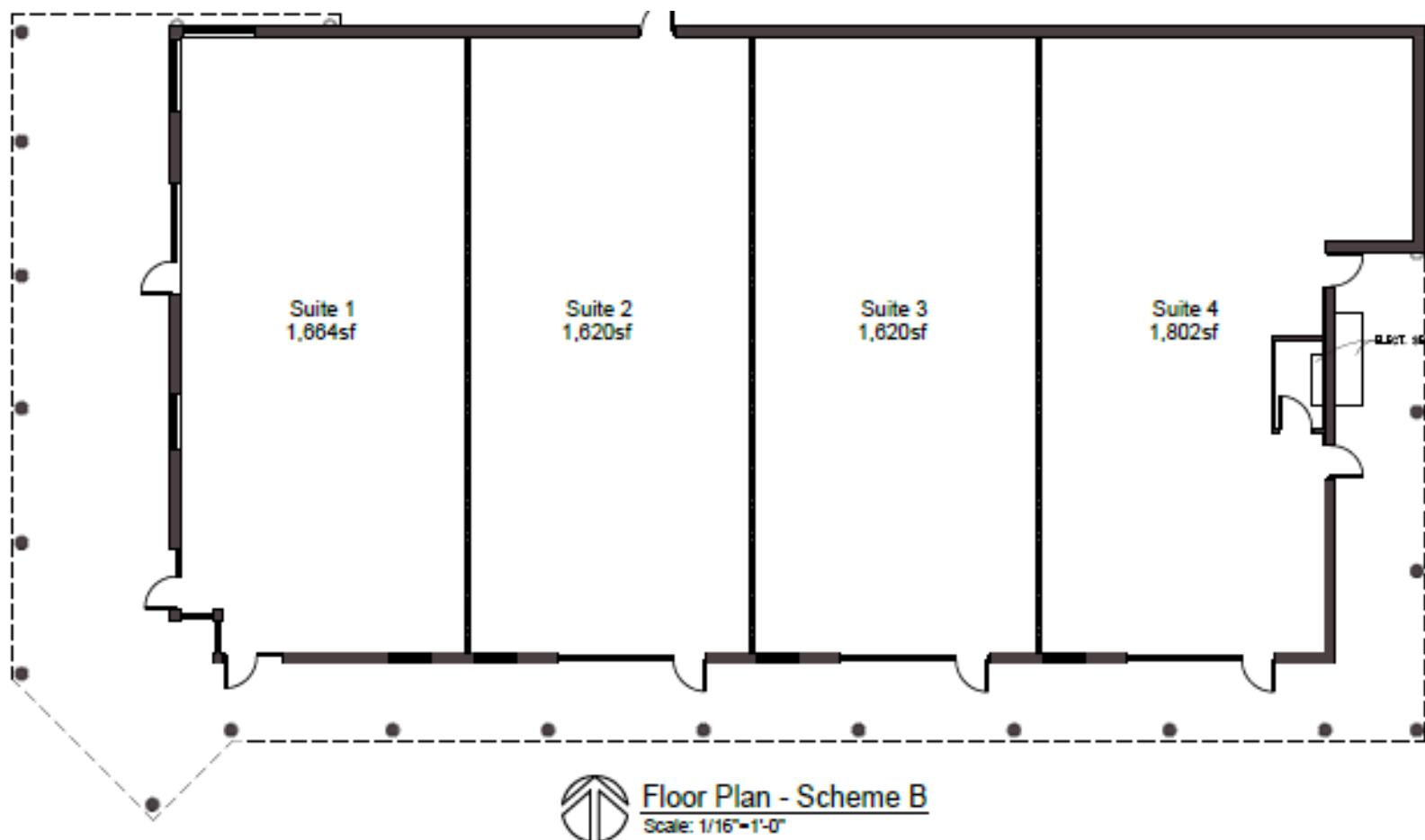


COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FOR LEASE - RESTAURANT OR RETAIL
DEVELOPMENT OPPORTUNITY
\$18.00-\$20.00/ SF NNN

FOR
LEASE

SCHEME B



RICHARD HARRINGTON
217-403-3355
Richard.Harrington@cbcdr.com
cbcdr.com



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
201 W Springfield Ave, 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FOR LEASE - RESTAURANT OR RETAIL DEVELOPMENT OPPORTUNITY

\$18.00-\$20.00/ SF NNN

FOR
LEASE

AERIAL



RICHARD HARRINGTON
217-403-3355
Richard.Harrington@cbcdr.com
cbcdr.com



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.