



**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

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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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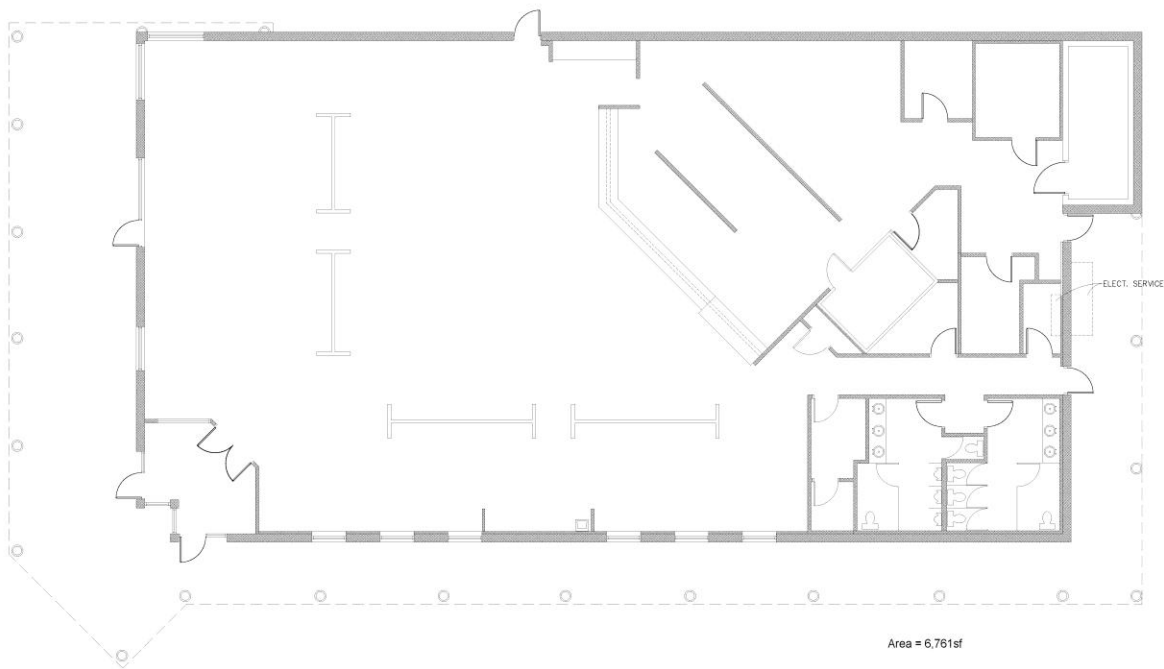
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EXISTING LAYOUT



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

CITY REVIEW STAMP

General Notes

Seal Expires 11-30-28

Signature	Title
No.	Revision/Issue
	Date

Print Name and Address

JSM
Development Services, LLC
305 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
(217) 359-5836 (217) 359-5839 -FAX
IL LICENSE # 184-004670-0001

Project Name and Address

1706 S. State
Existing Building
1706 S. State St.
Champaign, IL

Sheet	Size
25-40	
8-20-25	
	A2.1



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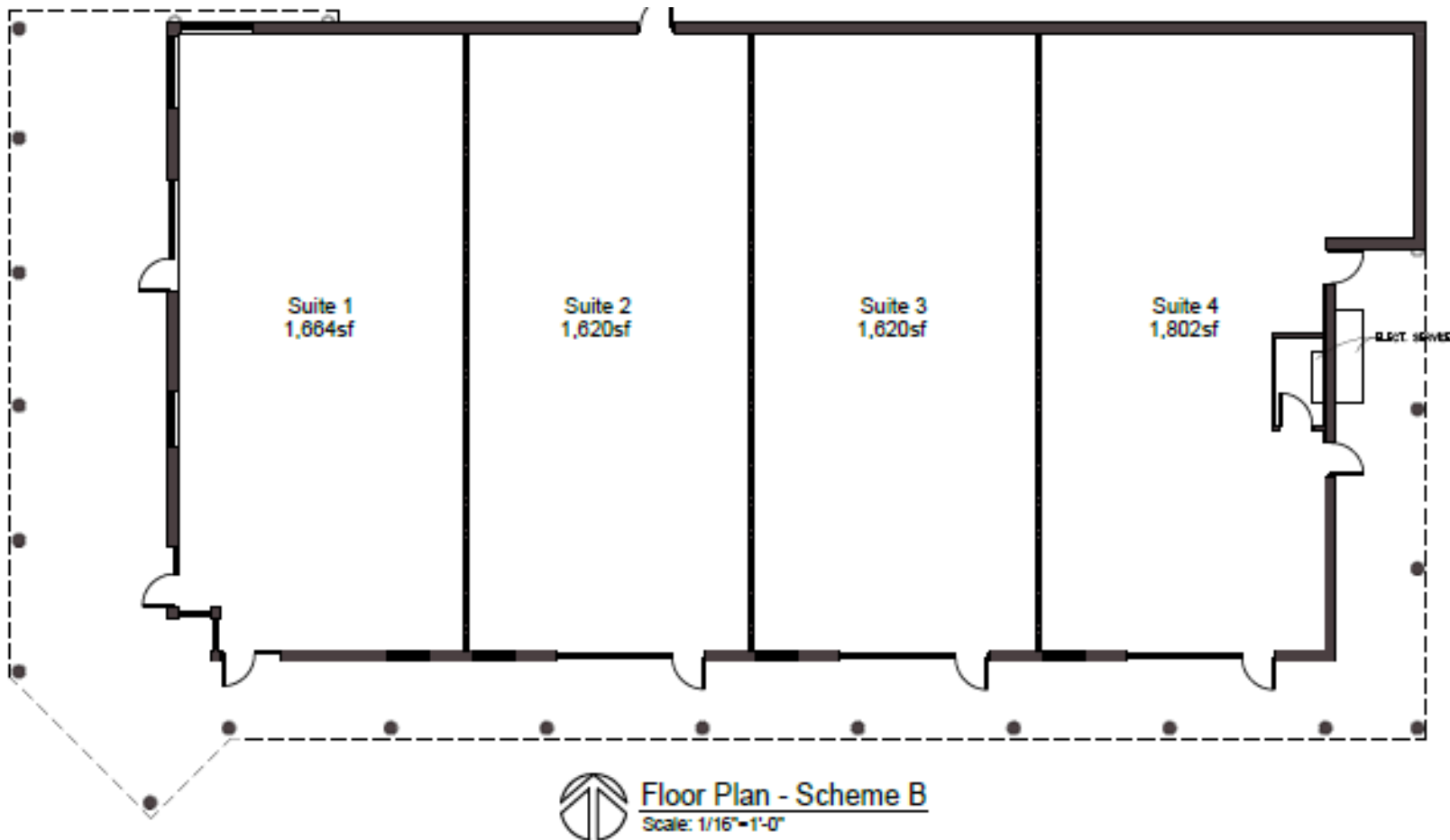
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FOR
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SCHEME B



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FOR
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AERIAL



Kirby Ave.-
1,450 AADT

Neil St.- 21,400
AADT

SITE

Total Enrollment	56,403
Undergraduate Enrollment	35,467
Graduate Enrollment	19,583
Professional Students	1,353
Faculty & Staff	16,397



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