



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Former Walgreens

\$15.00 / SF / GROSS

FOR LEASE



841 Bloomington Rd.

Champaign, IL 61821

14,820 SF

RETAIL

LEASE PRICE

\$15.00 / SF

LEASE TYPE

Gross

AVAILABLE SPACE

14,820 SF

TRAFFIC COUNTS

Prospect Ave- 28,000
AADT
Bloomington Rd- 8,600
AADT

PROPERTY DESCRIPTION

Former Walgreen's property totaling 14,820 SF with an open floor plan and drive-through window. The building has 17' clear height ceilings, 3 phase power with 800 amp service and ample parking around the building. This property has frontage on both North Prospect Avenue and Bloomington Road in Champaign, which is a lighted intersection boasting around 28,000 vehicles per day. Many national and regional retailers are in the area.

AREA DESCRIPTION

The subject property is located directly south of the North Prospect Shopping District which hosts many national retailers. The subject property is located on the south side of Interstate 74 directly across the road from Home Depot. There is a large shopping center to the south called Pioneer Plaza which host retailers like Rent-A-Center, Dollar General and Promise Healthcare.



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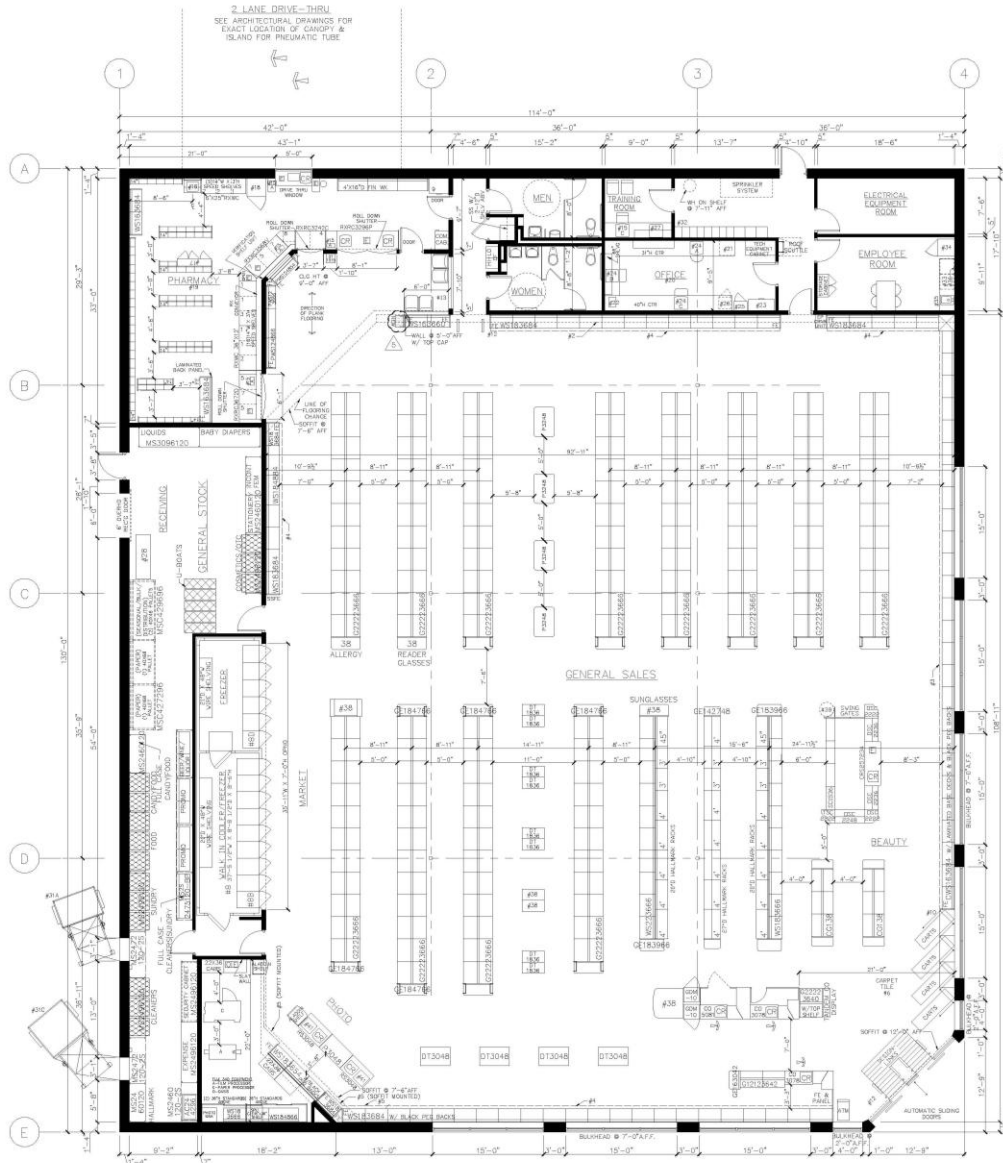


**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
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FLOOR PLAN



1 FIXTURE FLOOR PLAN
1/8" = 1'-0"



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