



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**SOUTHWEST CHAMPAIGN
RETAIL/OFFICE FOR LEASE**
\$22.00 / SF / NNN

FOR LEASE



1107 W Windsor Rd.

Champaign, IL 61802

1,580 SF

RETAIL

AVAILABLE SPACE

1,580 SF

LEASE PRICE

\$22.00/ SF NNN

ZONING

CN- Commercial
Neighborhood

PARKING SPACES

132 Spaces

TRAFFIC COUNTS

Windsor Rd – 14,900
AADT
Galen Dr – 1,250 AADT

YEAR BUILT

2003

PROPERTY DESCRIPTION

Windsor Galleria is an upscale 21,700 SF neighborhood retail center prominently located along Windsor Road in southwest Champaign. The available 1,580 SF suite offers an attractive, move-in-ready layout featuring a spacious open retail or showroom area with tall, exposed ceilings and abundant natural light. The rear of the suite includes two private offices, a conference room, a kitchenette, and a restroom.

The suite offers excellent visibility with storefront signage on the building façade and an available panel on the center's pylon sign along Windsor Road.

AREA DESCRIPTION

Windsor Galleria is strategically located along Windsor Road between Prospect Avenue and Mattis Avenue in southwest Champaign, one of the area's most desirable commercial and residential corridors. The center's upscale architecture complements the surrounding neighborhood while offering excellent visibility, convenient access, and prominent signage opportunities. Nearby businesses include Heartland Bank, The Title Center, Sun Singer Restaurant, Bank of Springfield, Next Generation School, and numerous professional offices, retailers, and residential neighborhoods that provide a strong and consistent customer base.



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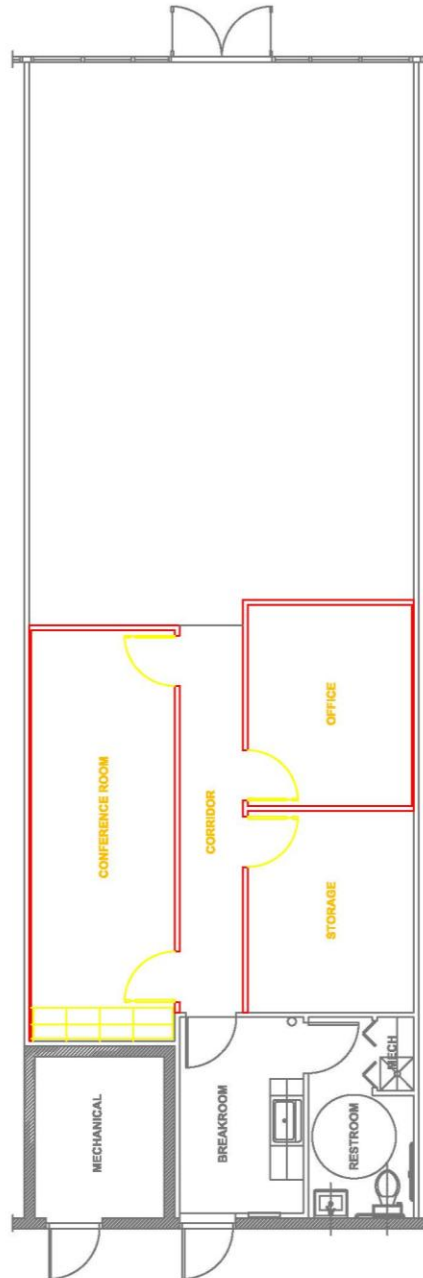


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FLOOR PLAN



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