



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION CAMPUSTOWN RETAIL SPACE

\$20.00 / SF / NNN



FOR LEASE

60 E Green St.

Champaign, IL 61820

4,100 SF

RETAIL

AVAILABLE SPACE

4,100 SF (Divisible)

LEASE PRICE

\$20.00/ SF NNN

ZONING

CB3- Central Business
Campus

YEAR BUILT

2026

TRAFFIC COUNTS

Green St – 8,400 AADT

First St – 8,000 AADT

PROPERTY DESCRIPTION

60 E Green Street is a newly constructed, five-story mixed-use development featuring ground-floor commercial space and 60 student apartment units above. Up to 4,100 SF is available and divisible, with a new dedicated entrance to be constructed along First Street. The space will be delivered in vanilla box condition for a qualified tenant. Co-tenants include Bonchon Korean Fried Chicken and Fat Sandwich Company.

AREA DESCRIPTION

Prominently located at the northwest corner of First & Green Streets, the property sits along the primary commercial corridor through the University of Illinois campus. The location offers excellent visibility and access within the heart of the campus market and is surrounded by a dense concentration of student housing, restaurants, retailers and other campus-oriented businesses.



JOSH MARKIEWICZ, CCIM

217-403-3424

joshm@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.



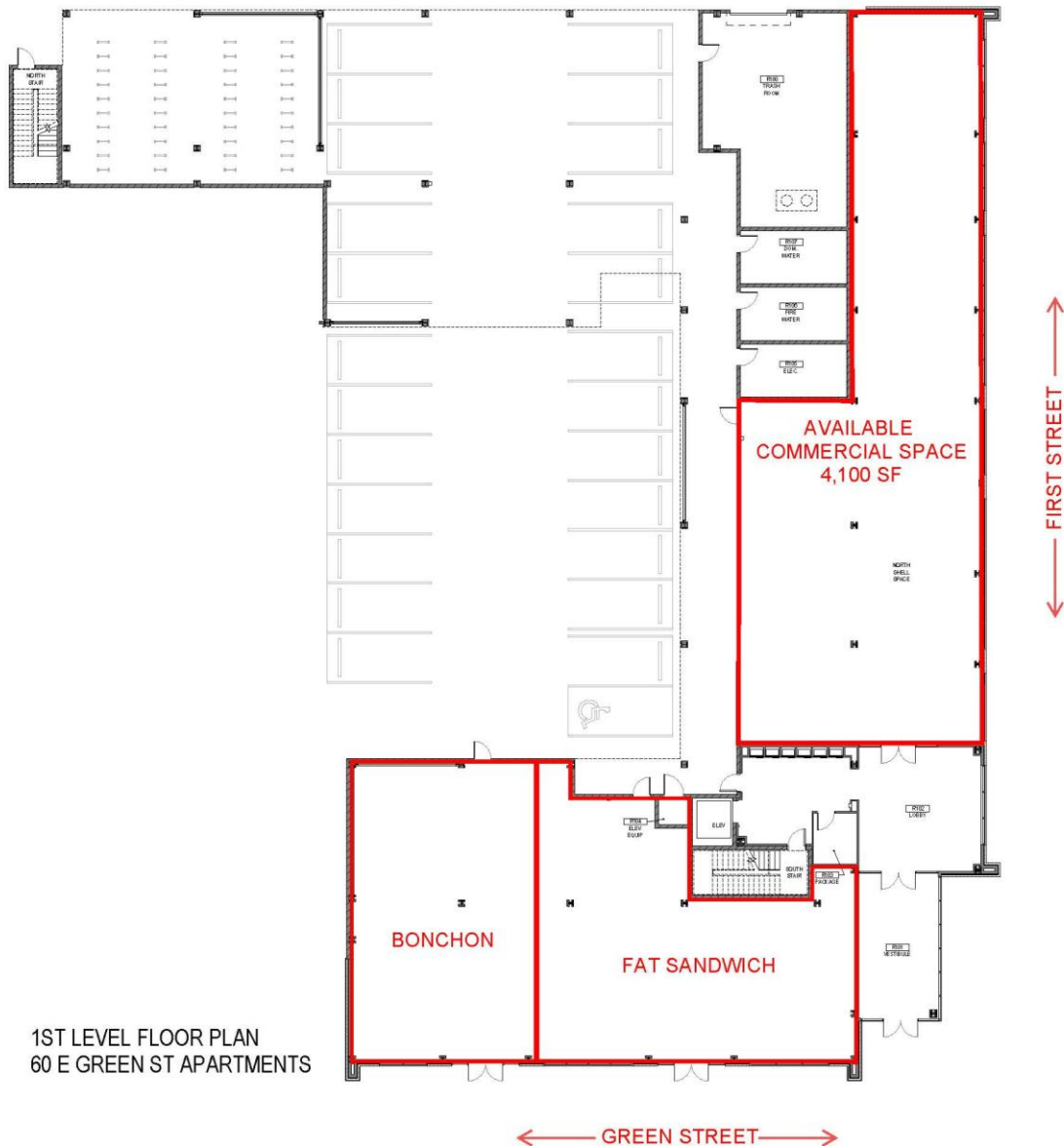
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION CAMPUSTOWN RETAIL SPACE

\$20.00 / SF / NNN

FOR LEASE

FLOOR PLAN



JOSH MARKIEWICZ, CCIM
217-403-3424
joshm@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.