



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

ROBESON PLAZA

\$14.00/SF NNN

FOR LEASE



1805 W Kirby Ave.

Champaign, IL 61821

2,475 SF

OFFICE/RETAIL

LEASE PRICE

\$14.00 / SF / NNN

AVAILABLE SPACE

2,475 SF

ZONING

CN- Commercial
Neighborhood

OF PARKING SPACES

160

YEAR BUILT

1967

TRAFFIC COUNTS

Kirby Ave: 14,900
AADT
Mattis Ave: 16,100
AADT

PROPERTY DESCRIPTION

Robeson Plaza is a 38,000 square foot neighborhood shopping center with several national retailers, and is ideally suited for a wide variety of office/retail, professional, and commercial businesses. The available space consists of 2,475 SF of prime commercial office space with great visibility. The space is currently build-out with an open reception area, one large open work area/conference room, five offices, two restrooms, and a kitchenette.

AREA DESCRIPTION

The subject property is located on the east endcap of Robeson Plaza at the southwest corner of Kirby Avenue and Mattis Avenue in Champaign. The Plaza is surrounded by numerous residential neighborhoods, medical office buildings and retailers. Local businesses in the area include Jimmy John's, Domino's, SuperCuts, Carle, Panera Bread and many more. Both Kirby and Mattis Avenues are main arterial roads that run through Champaign, and Kirby Avenue leads directly to the University of Illinois.



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**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor
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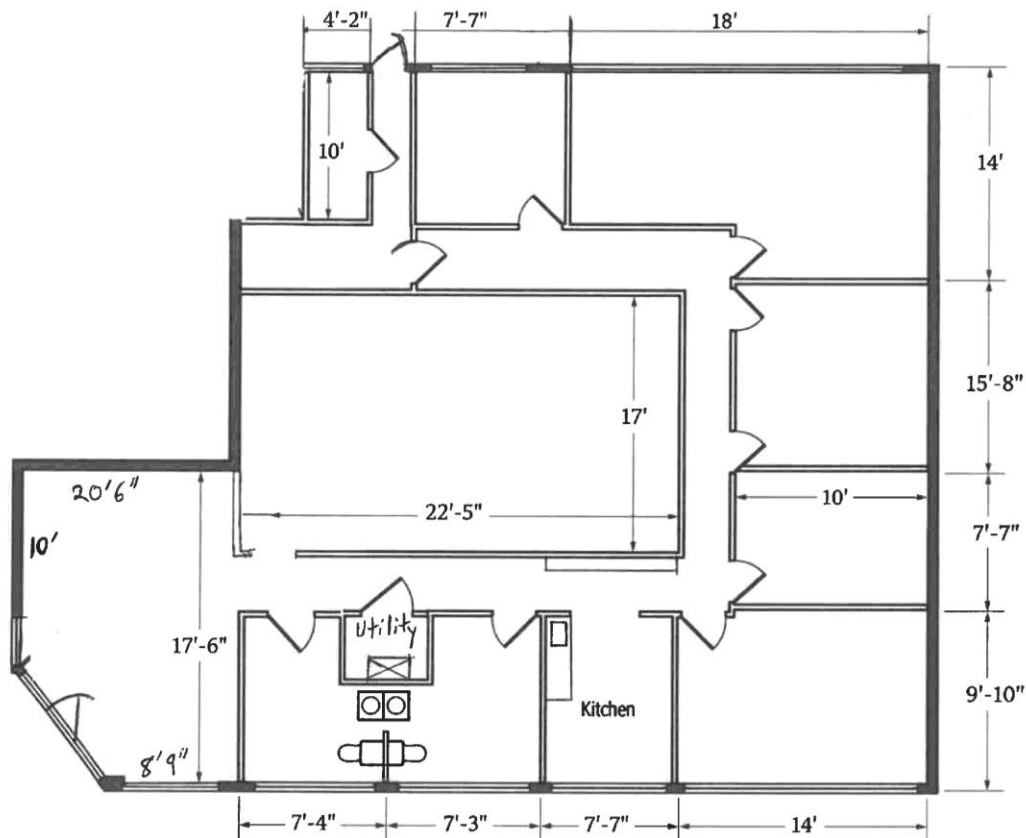
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FLOOR PLAN



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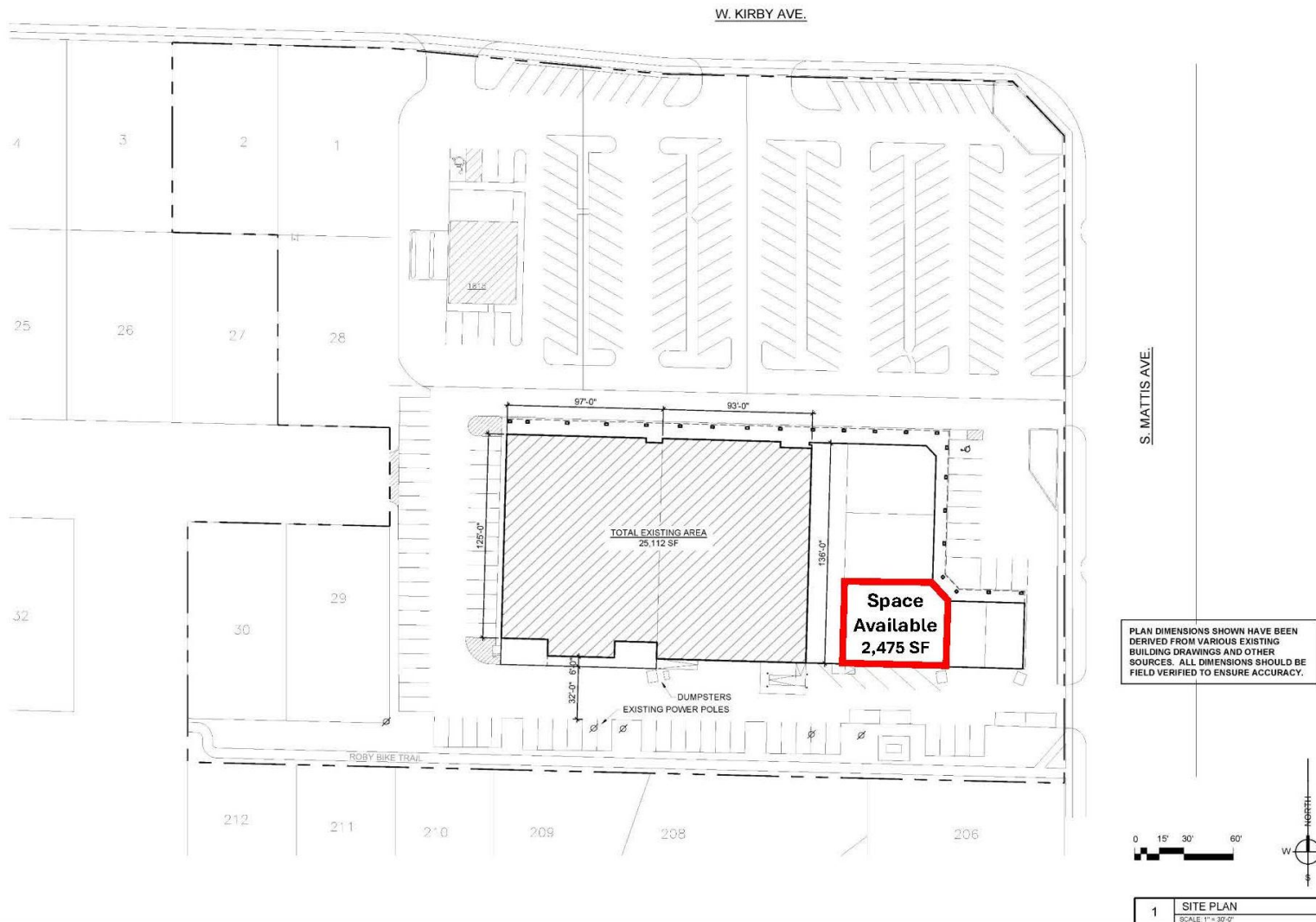
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SITE PLAN



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