



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# NORTH CUNNINGHAM RETAIL FOR LEASE

\$8.00-12.00/SF NNN



FOR LEASE

## 1206 N. Cunningham Avenue

Urbana, IL 61802

2,233 – 2,400 SF

OFFICE/RETAIL

### LEASE PRICE

\$8.00-\$12.00 / SF

### LEASE TYPE

NNN

### AVAILABLE SPACE

4,640 – 6,640 SF

### BUILDING SIZE

9,140 SF

### ZONING

B-3 (Business General)

### TAX PIN

91-21-09-102-005

### YEAR BUILT

1992

## PROPERTY DESCRIPTION

This property has great exposure and visibility along Cunningham Ave. which has an average daily traffic count of over 20,000 vehicles, and has easy access to Interstate 74. The space currently has a total of 6,640 SF of leasable space. The space can be subdivide into two separate suites. The front retail/production space totals 4,640 SF, with 2,265 SF set up as showroom space with 20' high ceilings (plus an additional 560 SF of mezzanine area) and 2,375 SF of fully condition production/warehouse area. The other 2,000 SF space is warehouse/storage space with one overhead door which can be easily built out for additional retail space.

## AREA DESCRIPTION

Property is located along Cunningham Ave, north of University Ave. and south of Interstate 74. The area has many retailers, office users, restaurants, and hotels within close proximity including Carle Foundation Hospital.



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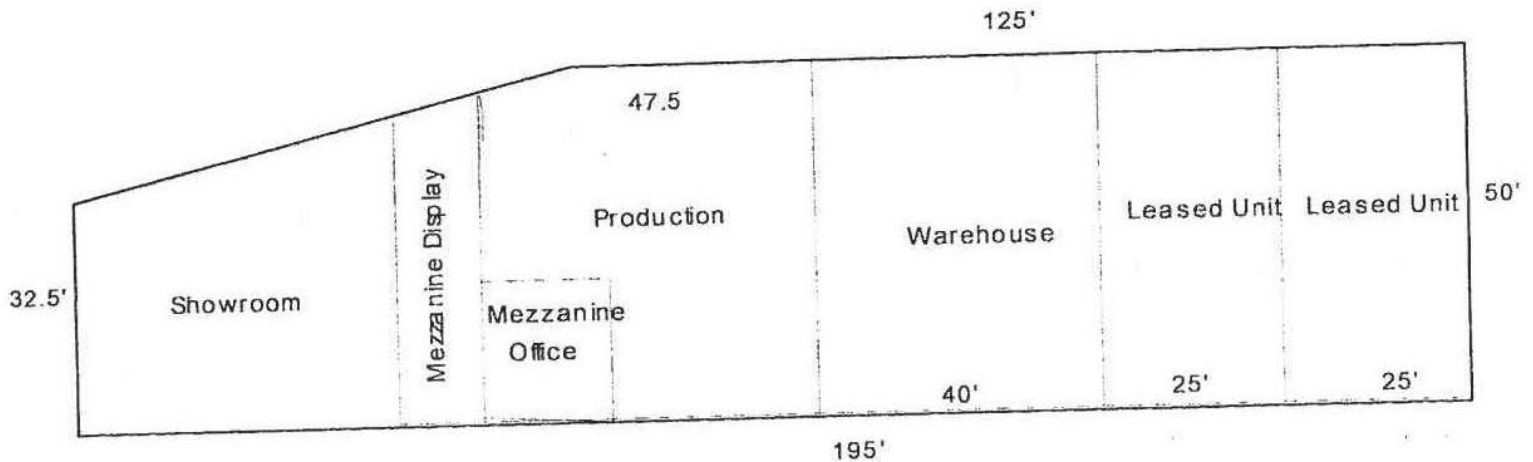
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## FLOOR PLAN



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