



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Dollar General Investment New 10 Year Lease

\$1,750,000.00



FOR SALE

1204 N. Market St.,

Champaign, IL 61820

9,233 SF

SALE

RETAIL

SALE PRICE

\$1,750,000.00

LOT SIZE

26,256.63 SF

ZONING

CN Commercial
Neighborhood

BUILDING SIZE

9,233 SF

TAX PIN

46-21-06-354-020

TRAFFIC COUNT

N. Market St. – 10,500
AADT
E. Bradley Ave. – 12,500
AADT

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Champaign! Nestled at 1204 N Market St, this prime retail location boasts a brand new Dollar General store, offering a solid and reliable income stream with a recently signed 10-year lease generating \$105,000 annually, coupled with two additional options.

With its strategic placement on a corner lot, this property offers unparalleled visibility, ensuring maximum exposure for your investment. Ample on-site parking further enhances convenience for both customers and tenants alike. In addition, the investment opportunity benefits from its proximity to a newly opened Home Depot, further solidifying its appeal within the retail landscape. Situated near a large retail and shopping hub boasting prominent names such as Costco, Best Buy, and Target this location offers a synergistic environment for businesses to thrive.



JAY SIKORSKI

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201 W Springfield Ave. 11th Floor
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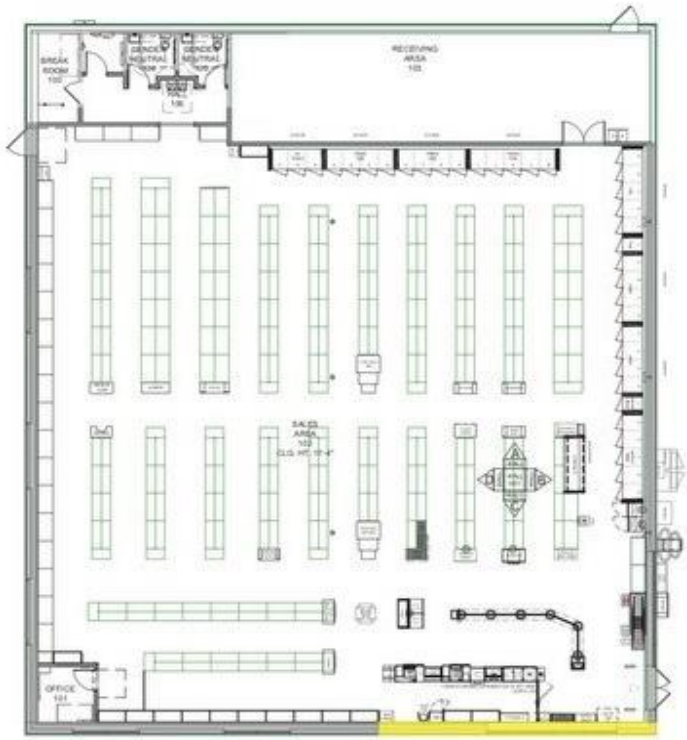


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FLOOR PLAN



PRELIMINARY FIXTURE PLAN
WITH SALES AREA PAINT LAYOUT

1/16" = 1'-0"

NOTE:
VERIFY WITH FINAL FIXTURE PLAN

PROPOSED
LOCATION:
CHAMPAIGN
IL
1204 NORTH MARKET ST
REVISED BY:

DOLLAR GENERAL
A & E Department
100 MISSION RIDGE
GOODLETTSVILLE, TN 37072
615-855-4000

DATE:
x/xx/xxxx

SCALE:
1/16" = 1'-0"

SHEET NO:
F1



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AERIAL



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