



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION - TOWN CENTER PLAZA WITH 2 DRIVE-THRUS

LEASE PRICE: \$18.00 / SF / NNN = \$5.20



FOR LEASE

409 W. TOWN CENTER BLVD

Champaign, IL 61822

9,000 SF

OFFICE

RETAIL

LEASE PRICE

\$18.00 / SF

AVAILABLE SF

9,000 SF

LEASE TYPE

NNN = \$5.20

BUILDING SF

9,000 SF

PARKING

68 Spaces

ZONING

CG

YEAR BUILT

2022

PROPERTY DESCRIPTION

New construct offering 2 drive thrus. Suite 1 and 4 will have 2,248 SF and Suite 3 will have 2,224 SF. The space will come in vanilla box, plenty of parking with 68 parking spaces on this site. The building will have state of the art retail spaces.

AREA DESCRIPTION

The subject property is ideally located just west of the brand-new Costco. Major retailers in the area include Menards, Target, Macy's, Dick's Sporting Goods, Sam's Club, Meijer, Aldi, Walmart Supercenter, Ashley Furniture, Kohl's, PetSmart, Hobby Lobby, and many more.



JAY SIKORSKI

217-352-7712

jas@cbcdr.com

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker 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 Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



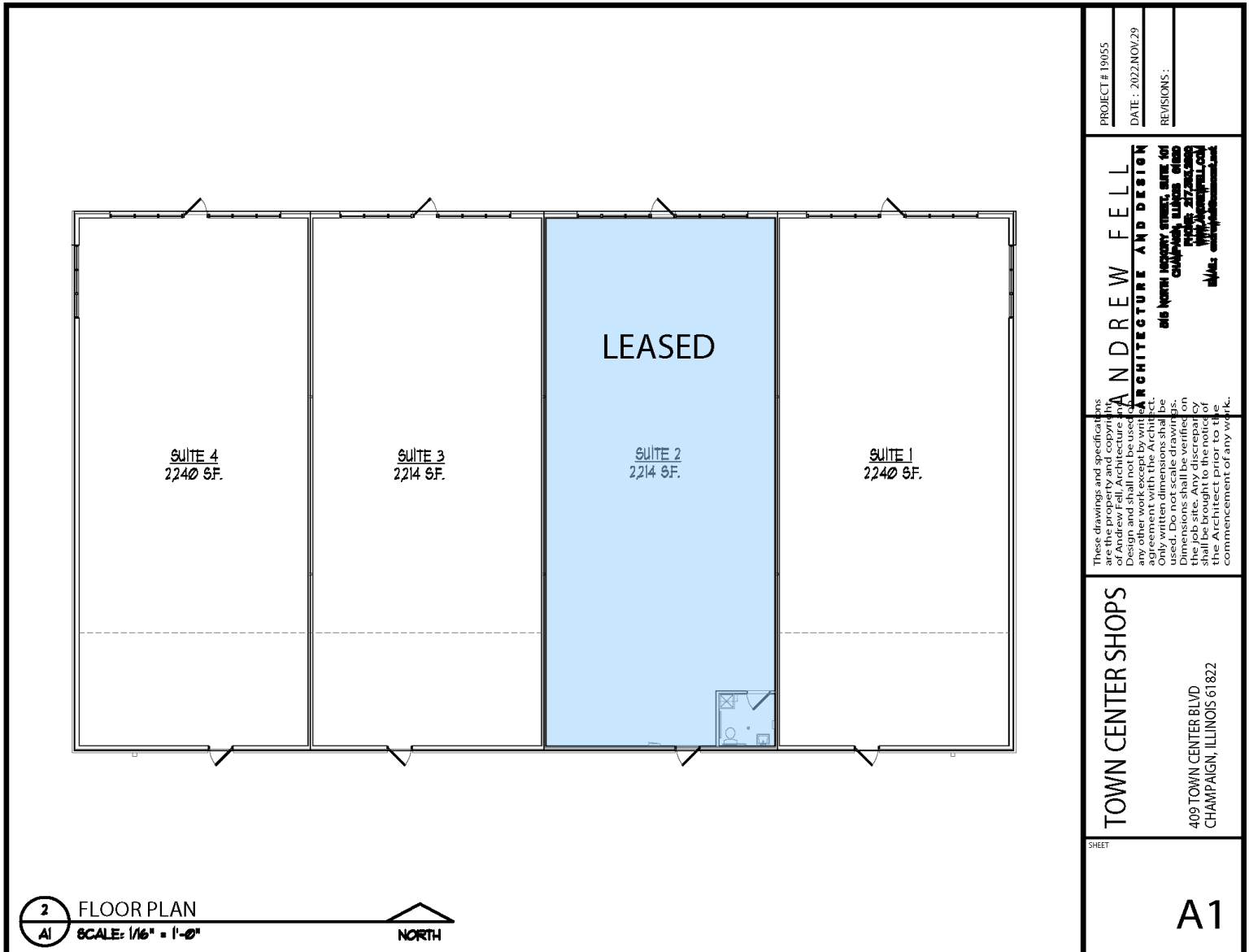
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION - TOWN CENTER PLAZA WITH 2 DRIVE-THRUS

LEASE PRICE: \$18.00 / SF / NNN = \$5.20

**FOR
LEASE**

FLOOR PLAN



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker 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 Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION - TOWN CENTER PLAZA WITH 2 DRIVE-THRUS

LEASE PRICE: \$18.00 / SF / NNN = \$5.20

FOR
LEASE

AERIAL



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker 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 Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22