



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL SPACE FOR LEASE

\$20.00 / SF / NNN

FOR LEASE



841 Broadmeadow Road

Rantoul, IL 61866

2,800 SF

RETAIL

LEASE PRICE

\$20.00 / SF / NNN

BUILDING SIZE

6,000 SF

AVAILABLE SPACE

2,800 SF

YEAR BUILT

2011

TAX PIN

20-09-04-277-014, 015

ZONING

C-2 General Commercial

PARKING

28 Spaces

TENANCY

Multiple

PROPERTY DESCRIPTION

841 Broadmeadow Road is a 6,000 SF, two-tenant building with OSF OnCall as a co-tenant, and 2,800 SF available for lease. The vacant suite is on the east endcap of the building and is wide-open with men's and women's restrooms, and an overhead door. The openness of the space offers a prospective tenant with significant flexibility to customize the space to their needs. Signage opportunities are available on the building.

Estimated NNN expenses for 2023 are \$6.50/SF.

AREA DESCRIPTION

The subject property is located in a Walmart-anchored shopping center along Broadmeadow Road, and just off Champaign Avenue and Interstate 57. The property is adjacent to the 60-acre Rantoul Family Sports Complex, which was completed in 2021 and saw nearly 1 million visitors in 2022. Other nearby retailers include OSF OnCall, Shields Auto Center, McDonald's, Starbucks, Verizon, Jersey Mike's, and Little Caesars.



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201 W Springfield Ave. 11th Floor
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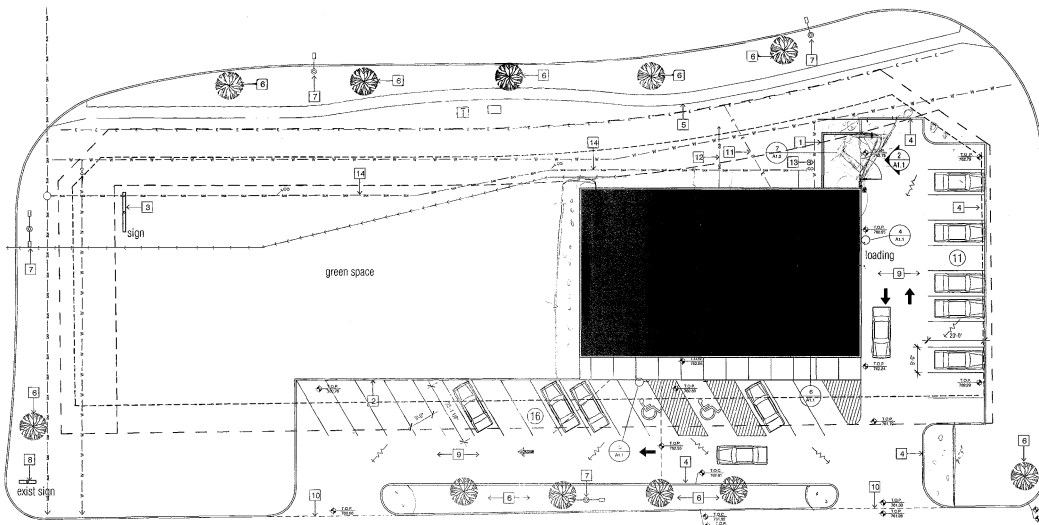
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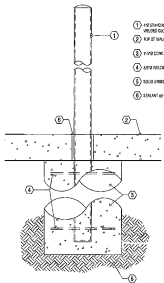
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**FOR
LEASE**

SITE PLAN



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



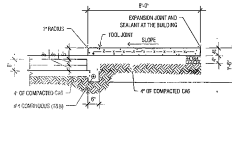
4 TYPICAL SITE BOLLARD DETAIL
SCALE: NTS



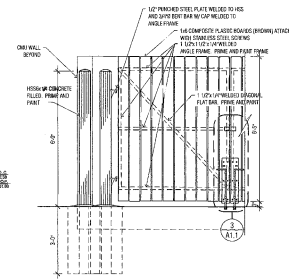
5 H.C. SIGN DETAIL (TYP. FOR 2)
SCALE: 3/4" = 1'-0"

KEYED NOTES - NEW WORK

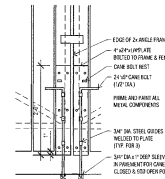
- 1 PROPOSED MASONRY CUMBERBINDER ENCLOSURE, 12" MIN. METAL GATES, HEIGHT OF ENCLOSURE TO BE 8'-0" ABOVE GRADE.
- 2 PROPOSED NEW SIDEWALK CURB.
- 3 PROPOSED MOUNTED SIGN.
- 4 PROPOSED 4" X 12" VERTICAL CURB.
- 5 EXISTING CITY SIDEWALK PROTECT.
- 6 EXISTING TREES (LANDSCAPE PROTECT).
- 7 EXISTING SITE LIGHT PROTECT.
- 8 EXISTING SIGN PROTECT.
- 9 NEW WARE REMODELED CONCRETE PAVING OVER 4" OF COMPACTED ROCK.
- 10 MAKE SMOOTH TRANSITION BETWEEN NEW PAVING & EXISTING PAVING, RETAIL SEGMENT.
- 11 NEW UNDERGROUND ELECTRICAL SERVICE.
- 12 NEW GAS SERVICE.
- 13 NEW 1/2" WATER SERVICE.
- 14 NEW SANITARY SERVICE.



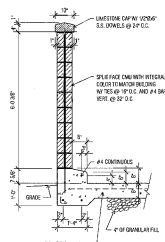
6 SIDEWALK DETAIL
SCALE: 1/8" = 1'-0"



2 PARTIAL ELEVATION AT ENCLOSURE
SCALE: 1/8" = 1'-0"



3 CANE BOLT DETAIL
SCALE: 1/4" = 1'-0"



7 WALL SECTION
SCALE: 1/8" = 1'-0"

NOTES	
1. CONTRACTOR SHALL PROVIDE ALL REQUIRED UTILITIES TO THE BUILDING (i.e. WATER, SEWER, ELECTRIC, GAS, PHONE, ETC).	25
PARKING PROVIDED: REGULAR ACCESSIBLE	26
REQUIRED PARKING: REGULAR (SALES) REGULAR (WAREHOUSE) ACCESSIBLE	27
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jhpetty
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REVISIONS	
NO.	DATE
1	03.17.11
2	03.31.11
3	06.13.11
1. REVISIONS: ALL UNLESS NOTED FROM 20 TO 22.	
2. CHANGES PER MEETING WITH CLIENT.	
3. CHANGES PER MEETING WITH MAHE S.	
APPROVED:	
Aron's	
841 Brookhollow Rd. Portland, Oregon 97205	
PROPOSED ARCHITECTURAL SITE PLAN	
A1.2	
DATE	2011-01-16
PROJECT	2011-016
DATE	2011-01-16
DATE	03/15/11



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