



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RETAIL / OFFICE SPACE FOR LEASE

\$14.00 / SF / NNN

FOR LEASE



### 807 Bloomington Rd.

Champaign, IL 61820

2,600 SF

RETAIL/ OFFICE

#### BUILDING SIZE

29,075 SF

#### AVAILABLE SPACE

2,600 SF

#### TAX PIN

41-20-01-351-032

#### PARKING SPACES

Shared

#### TRAFFIC COUNTS

**Bloomington Rd.** – 9,300  
AADT

**Prospect Ave** – 31,900  
AADT

#### ZONING

CG- Commercial General

#### PROPERTY DESCRIPTION

Pioneer Plaza is a 29,075 square foot shopping center at the corner of North Prospect Avenue and Bloomington Road in Champaign, IL. 807 Bloomington Road is located on the east side of the building, facing one of two entrances from Bloomington Road. The suite is +/- 2,600 square feet and has a reception area, 5 large rooms or offices, a storage room and two restrooms. Signage is available on the building's facade, as well as on two pylon signs along Prospect Avenue and Bloomington Road. Abundant parking is also available in the shopping center's shared parking lot.

#### AREA DESCRIPTION

Pioneer Plaza is located at the southeast corner of Prospect Avenue and Bloomington Road, and boasts high traffic counts, great visibility, and easy access to Interstate 74. Walgreens is located immediately in front of the shopping center, while Jimmy John's, McDonald's, The Home Depot, and Tire Barn are in the immediate vicinity. Other tenants in Pioneer Plaza include Rent-A-Center, Dollar General, Promise Healthcare, and others.



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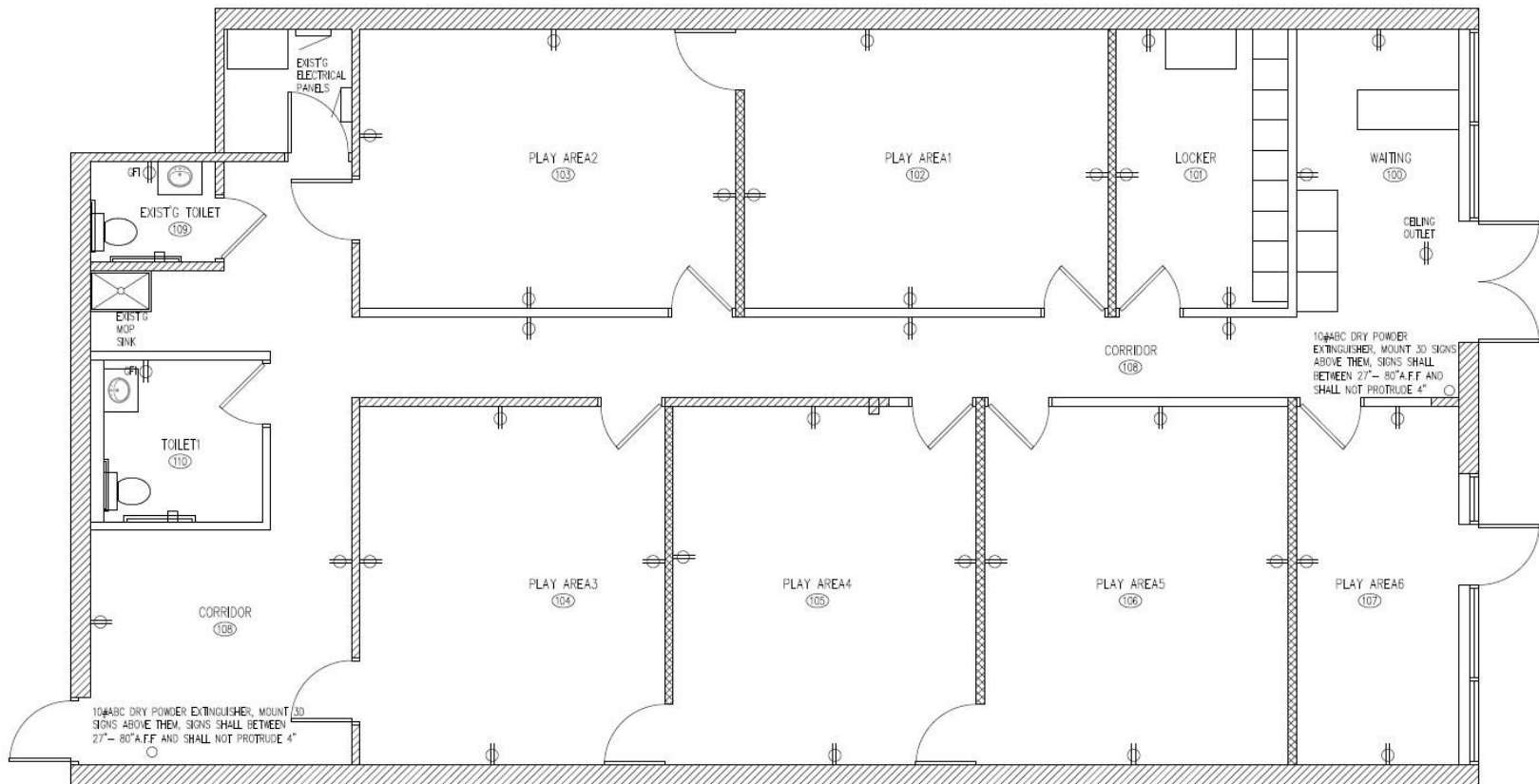
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## FLOOR PLAN



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## AERIAL



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