



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

BUILD TO SUIT RETAIL OUT LOTS

Negotiable



FOR LEASE

920 W. Anthony Drive

Champaign, IL 61821

1,100 -
4,500 SF

LEASE

LAND

LEASE PRICE

Negotiable

LEASE TYPE

NNN

LOT SIZE ACRES

0.93 AC

AVAILABLE SPACE

1,100 SF, 2,500 SF, &
4,500SF

TAX PIN PARCEL

41-20-02-276-014

ZONING

CG

PROPERTY DESCRIPTION

This is a highly visible premium retail lot, ready to build, located in the most desirable commercial/retail neighborhood in Champaign County.

AREA DESCRIPTION

Conveniently located just west of North Prospect Retail Corridor and I-74 interchange, this 0.93 acre site is highly visible. The subject property is located close to numerous restaurants and hotels. Nearby retailers include: Rural King, DaVita Dialysis, Goodwill, Chipotle, Sam's Club and many more. From I-72 interchange Prospect Ave., travel North to W Marketview Dr., left/west on Marketview Dr., and left/south on Anthony Dr.

Traffic Counts

W Anthony Drive – 5,400 AADT
N Prospect Ave – 27,300 AADT



DENISE BEAN-MATHIS

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201 W Springfield Ave. 11th Floor
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217-547-6650

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EXTERIOR

Building Example



Demographics	1 Mile	3 Mile	5 Mile
Population	10,902	80,908	137,382
# of Households	4,434	32,597	55,619
Average Age	34.3	31.2	34.2
Average HH Income	\$59,072	\$62,951	\$75,455



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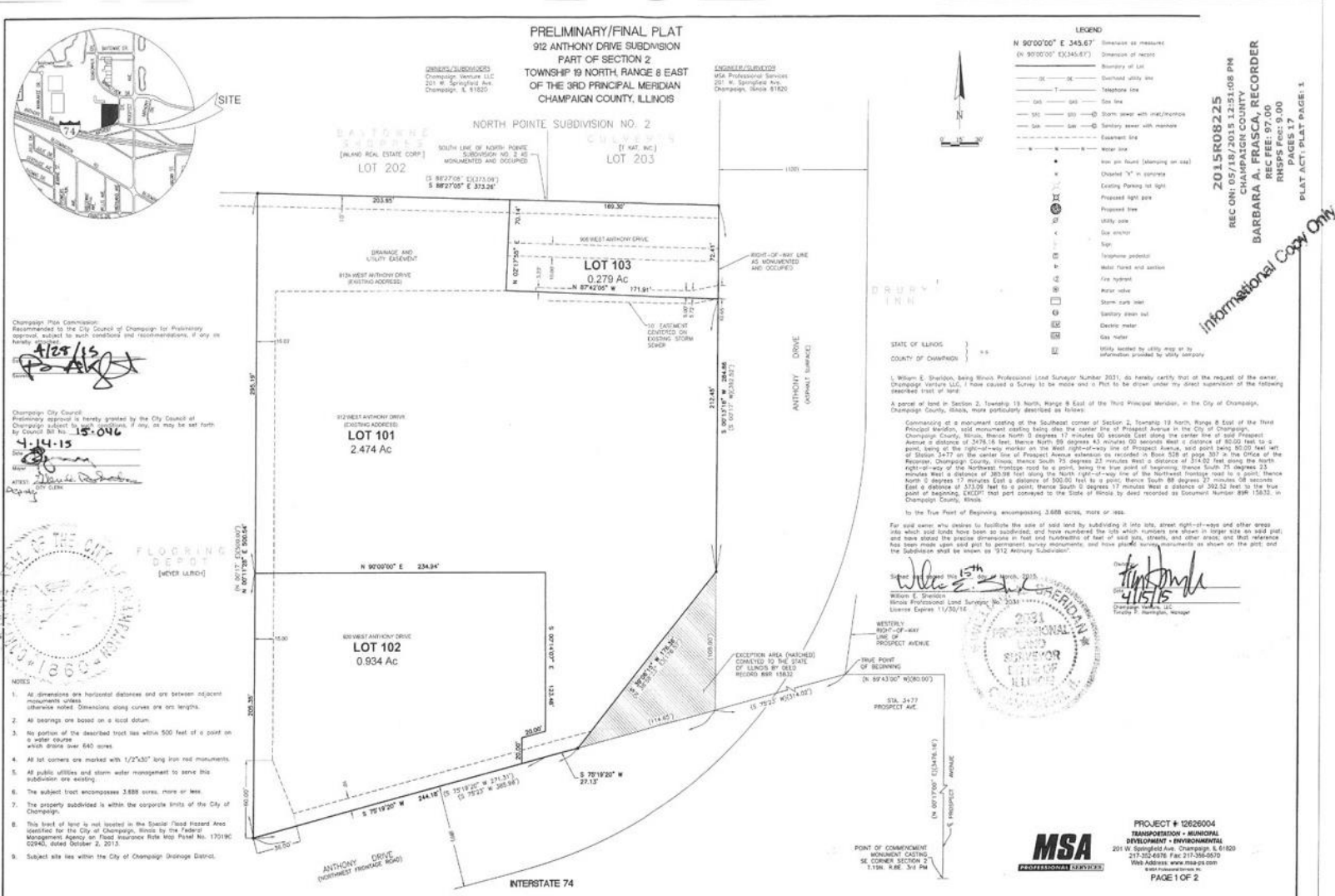
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PLAT MAP



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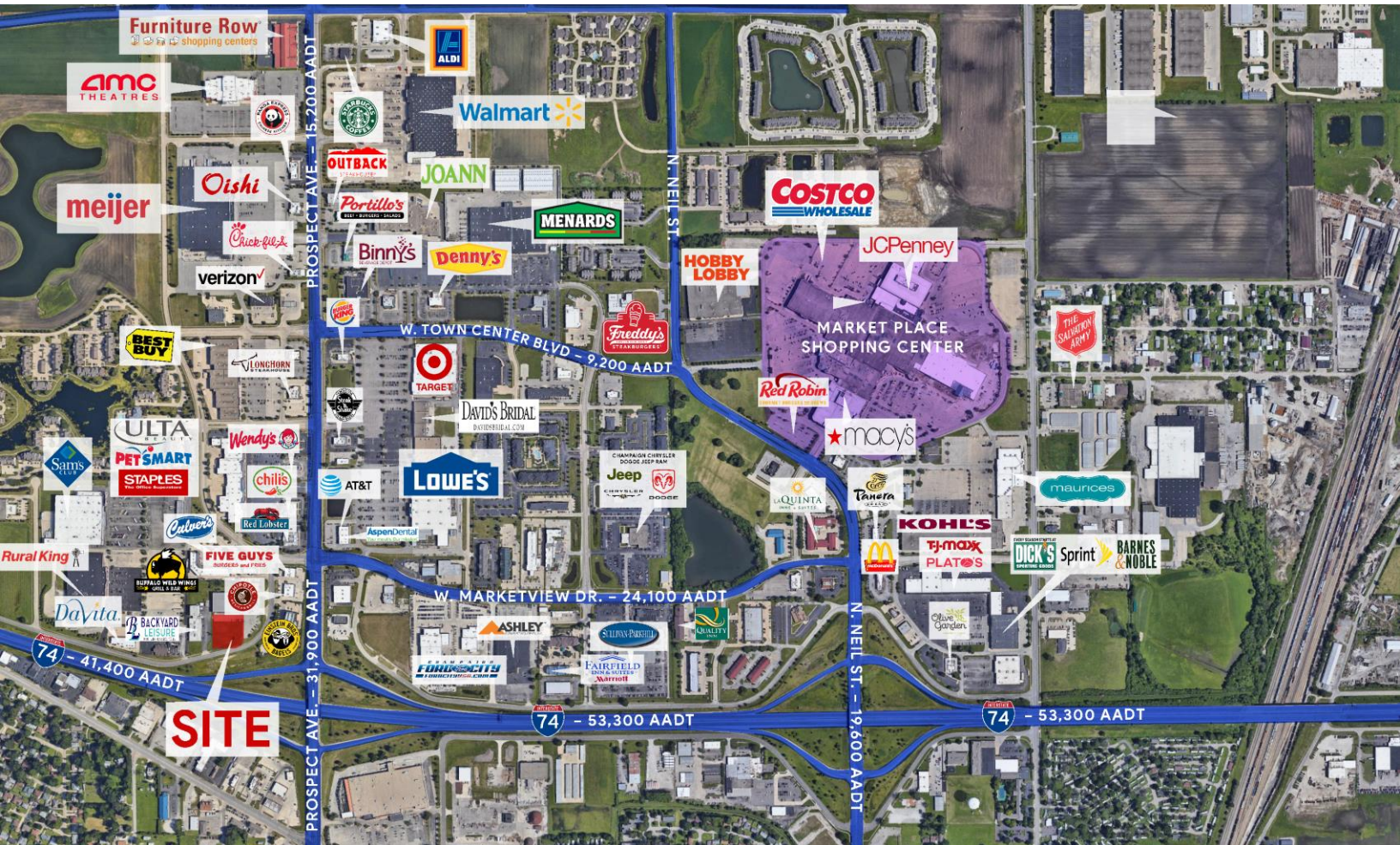
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AERIAL



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