



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL SPACE FOR LEASE – DRIVE-THRU AVAILABLE

\$25.00 / SF / NNN



FOR LEASE

408 W. Town Center Blvd.

Champaign, IL 61822

4,491 SF

RETAIL

LEASE PRICE

\$25.00 / SF

LEASE TYPE

NNN

BUILDING SIZE

8,982 SF

YEAR BUILT

2020

TRAFFIC COUNTS

Town Center: 9,200 VPD
Neil Street: 11,000 VPD

ZONING

CG – Commercial
General

PROPERTY DESCRIPTION

Market Place Crossing is a 3-acre development anchored by La-Z-Boy and Freddy's Frozen Custard & Steakburgers that is strategically located along Town Center Boulevard between Prospect Avenue and Neil Street. An additional 8,982 SF of retail space was constructed in 2020 and offers inline and endcap retail space for lease.

Suites 408 and 410 have been leased and 4,491 SF of space remains and can be divided into 2,261 SF (Suite 414 – endcap), and 2,230 SF (Suite 412 – inline). Suite 414 on the west endcap has the opportunity for a drive-thru and the building benefits from cross access and parking agreements with the neighboring properties and pylon signage is available along Town Center Boulevard.

Suites will be delivered as a vanilla-box.

AREA DESCRIPTION

The subject property is ideally located just west of what will be the main entrance to a brand-new Costco, that is expected to be completed by late 2020.

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.



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FLOOR PLAN

KEYED OFF OF UNIT SCHEDULE

PARAMETER	UNIT VOLUME (CFM)	EXT. S.D. (IN. W.C.)	COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)	DESIGN CHILL (T)	DESIGN WARM (T)	DESIGN WIND (MPH)	REMARKS
COOLFLOW	3200	4	75.0	1200	36	35	50	TRANE PRECEDENT 1,3,4
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ALL WITH STANDARD 14-2000. FURNISH WITH REFRIGERATOR. FURNISH WITH BARBECUE GRILL & FURNISH WITH COMMERCIAL OVEN.

SCHEDULE

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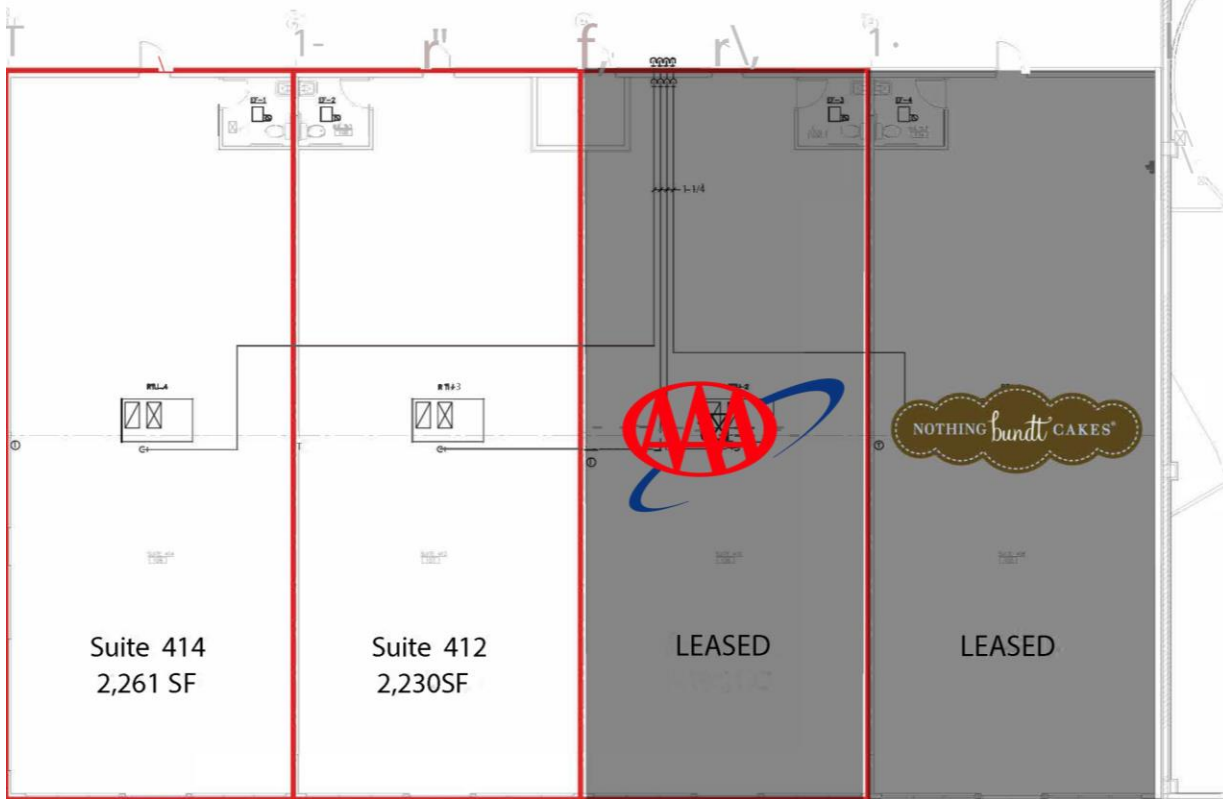
FOR UNIT SCHEDULE DRAWING.

GENERAL NOTES

1. ALL MECHANICAL TO BE CALIBRATED AND CONSTRUCTED PER SMACNA LOW PRESSURE STANDARDS.
2. ALL MECHANICAL (EXCEPTS ARE DESIGN CONDUCTOR).
3. ALL SUPPLY/RETURN AIR DUCTWORK TO BE CONFINED TO DUCT LINER.
4. ALL GAS PIPING TO BE SCHEDULE 40 STEEL. ANCHOR/BRACKET/TEE E.G. UPON APPROVAL OF THE CITY.
5. ALL MECHANICAL TO BE 7-DAY PROGRAMMABLE.

KEYED NOTES 0

1. FURNISH AND INSTALL SUPPLY/RETURN DUCTWORK THROUGH DUCTO BE EXTENDED BY OTHERS WHEN TENANT FIT-OUT OCCURS.
2. EACH TENANT SPACE TO BE METERS INDIVIDUALLY.



FLOOR PLAN

SCALE: 3/16"=1'-0"



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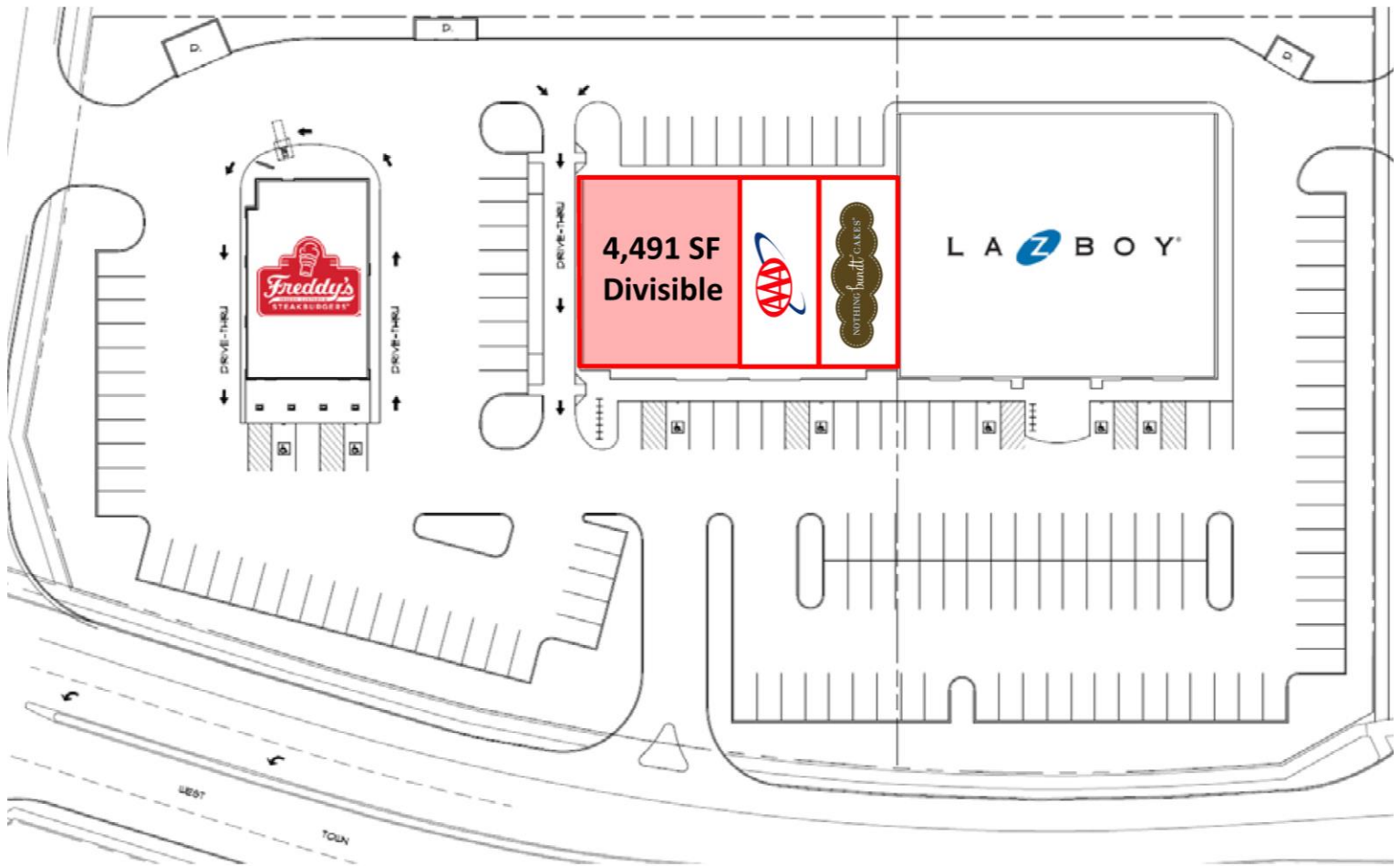
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SITE PLAN



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AERIAL

FOR
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