

RETAIL

FOR LEASE

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

UNION SQUARE

STARBUCKS
ANCHORED
RETAIL CENTER

1712 W. Springfield Ave.
Champaign, IL 61821



AT&T

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OVERVIEW

PROPERTY DESCRIPTION

Union Square is a 11,538 SF shopping center anchored by a Starbucks drive-thru on one of the busiest intersections in Champaign County. Construction of this high-visibility center was completed in 2019. It is conducive to a wide variety of users and provides fantastic signage opportunities and ample parking.

An additional 6,398 SF on the east end of the building has been leased to AT&T and 1 other tenant (TBA), which leaves 2,390 SF remaining to be leased directly adjacent to Starbucks. The Landlord will provide a vanilla box and consider additional fit-out packages for qualified tenants.

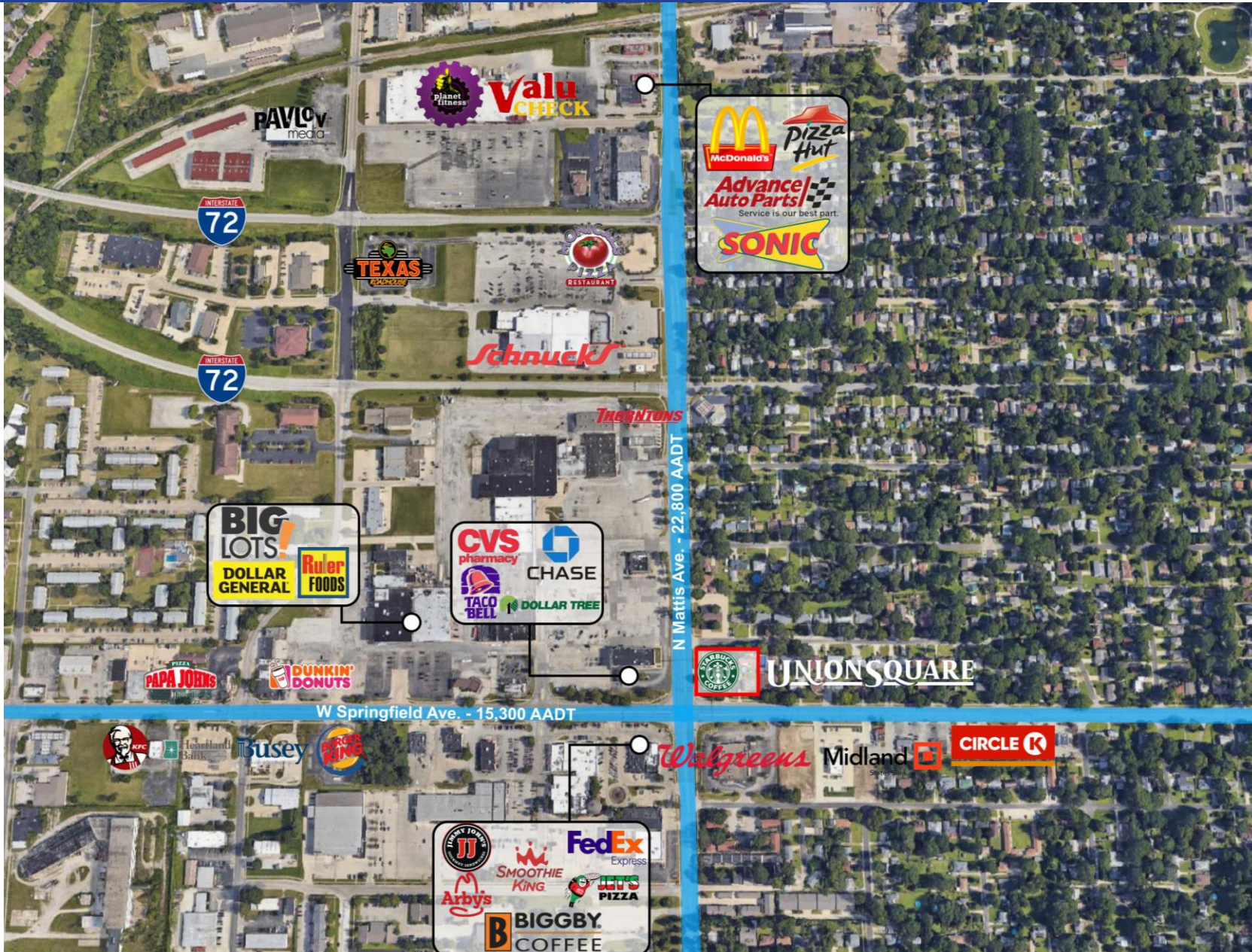
Subject property is ideally positioned on the northeast corner of Mattis Avenue (22,800) and Springfield Avenue (15,300 AADT) and provides easy access to Interstate 72, Interstate 57 and Interstate 74. The intersection and trade area is surrounded by a blend of national retailers, local retailers and residential neighborhoods. Some of the neighboring retailers include CVS, Walgreens, Schnucks, McDonald's, Chase Bank, Jimmy John's, Dunkin Donuts, FedEx, Dollar Tree, Dollar General, Taco Bell and Arby's.

PROPERTY INFORMATION

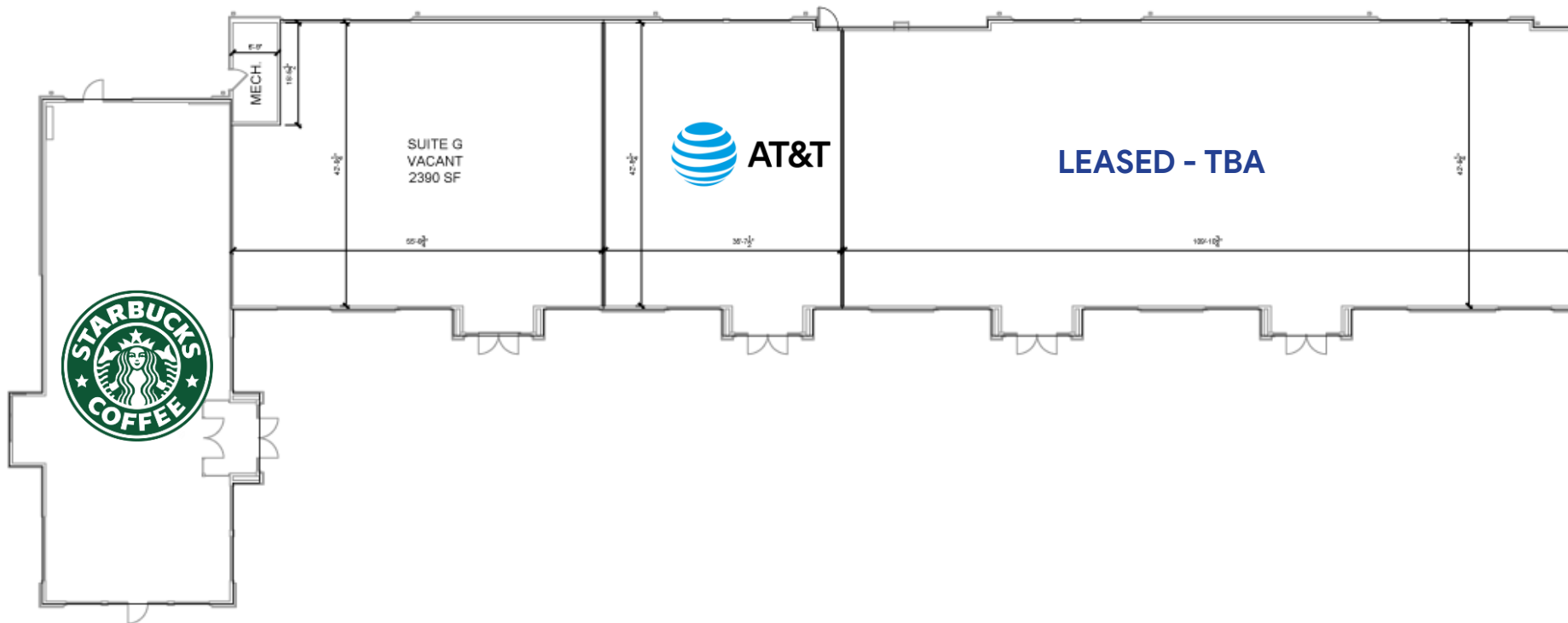
Lease Rate	\$30.00-35.00/SF NNN
Building Size	11,538 SF
Available For Lease	2,390 SF (Divisible)
Lot Size	1.37 Acres
Zoning	Commercial Neighborhood
Parking	53 Non-Exclusive Spaces
Year Built	2019

UNION SQUARE

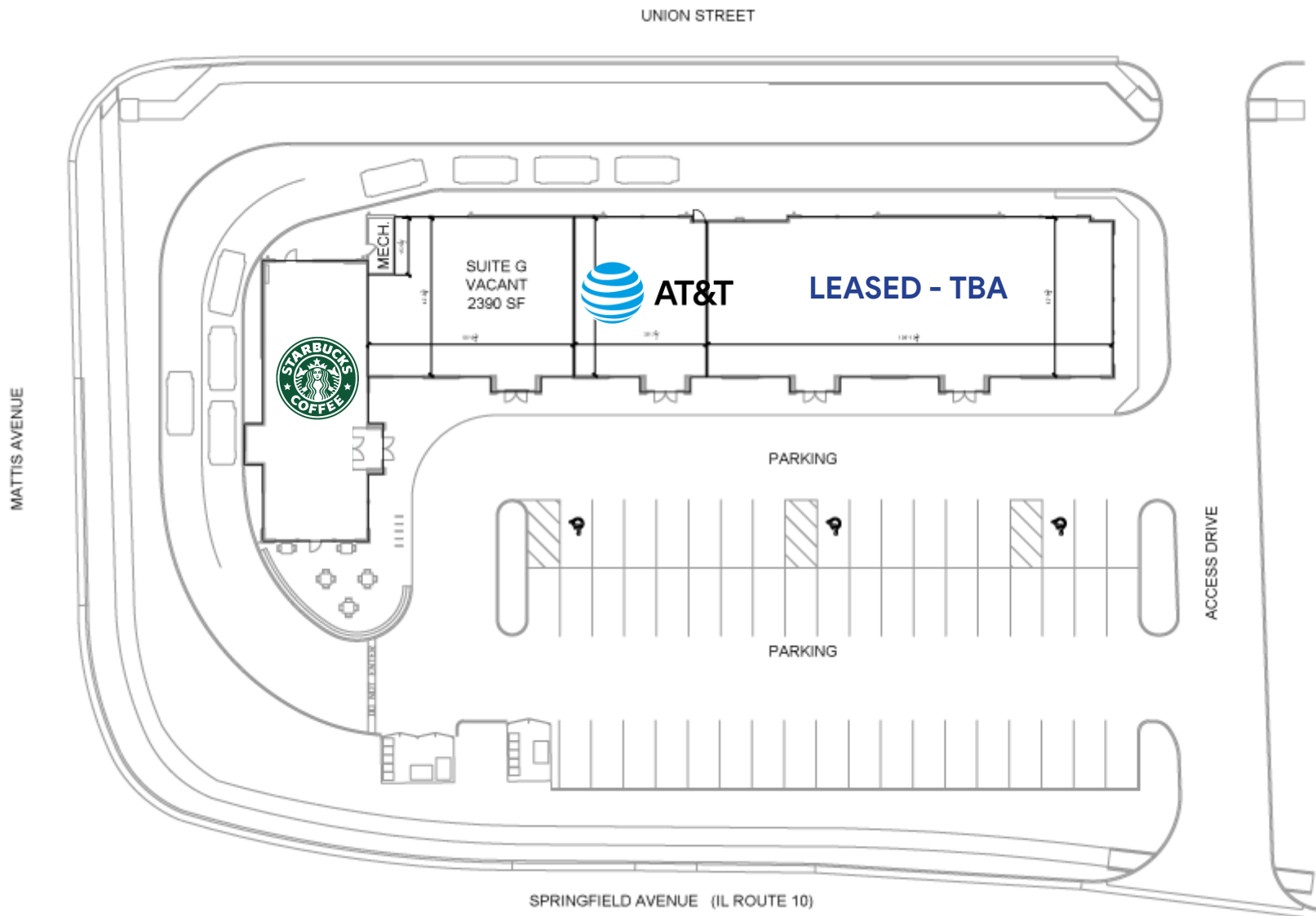
AERIAL



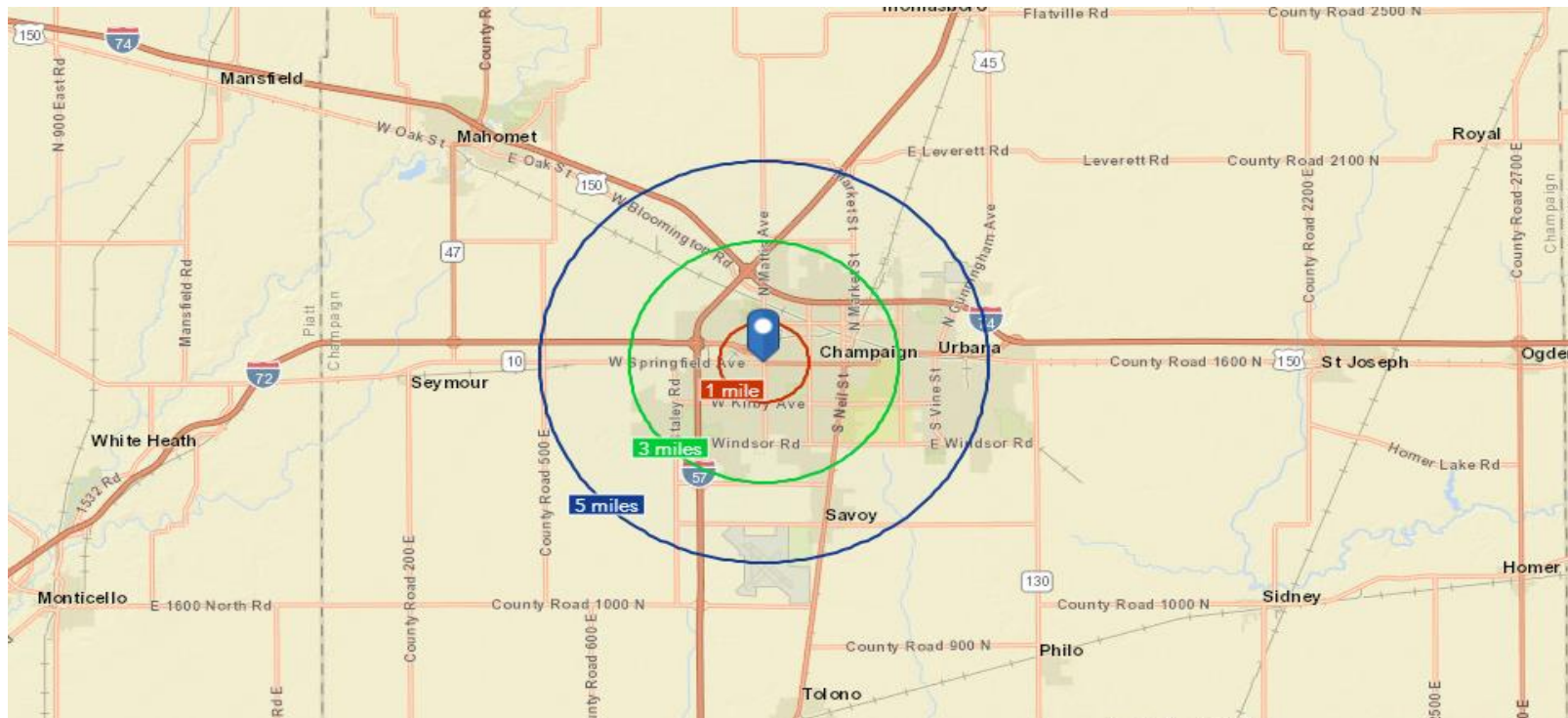
BUILDING PLAN



SITE PLAN



DEMOGRAPHICS



2018 Demographics*

	1 mile	3 miles	5 Miles
Population	12,111	97,891	143,256
Households	5,701	38,893	58,397
Avg. Household Size	2.10	2.24	2.19
Avg. Household Income	\$70,352	\$65,500	\$66,472

*Source: Esri forecasts based on the 2010 Census Summary

HIGHLIGHTS



- Starbucks Drive-Thru As Anchor Tenant
- High-End Construction
- Corner of Springfield & Mattis Avenue
- Easy Access to Interstate 72, 57 & 74
- Surrounded by Retailers and Residential Neighborhoods

UNION SQUARE

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