

RETAIL
OFFICE

FOR LEASE
\$15.00 / SF / NNN

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



2107 W. Springfield Ave.,
Champaign, IL 61822

PROPERTY INFORMATION

AVAILABLE SF

3,000

BUILDING SF

3,000

ZONING

CG – Commercial General

TAX ID #

44/20/15/201/023

STREET COUNTS

Springfield Ave – 15,300 AADT

LEASE TYPE

NNN

PROPERTY DESCRIPTION

Single Standing building with great open floor plan, recently carpeted and painted, plenty of storage with a over had heat garage apart of the space, two restrooms, plenty of on-site parking, amazing demographics.

AREA DESCRIPTION

Strategically located in SW Champaign, in Springfield's retail sector. Neighboring businesses include: Walgreen's, CVS, Busey Bank, Burger King, Jimmy John's, Big Lots, KFC, and Dollar General. This an ideal location for almost any business. The property is located just west of the intersection of Mattis Avenue and Springfield Avenue, which boasts combined average annual daily traffic counts of nearly 40,000 vehicles per day. The building is extremely well situated between high-growth residential subdivisions in west Champaign, and major commercial developments and the University of Illinois campus to the east. The property is also strategically located immediately south of Interstate 72, which provides additional access to Interstate 57 and Interstate 74. Parkland College (18,000+ student & 700+ faculty and staff), and Kraft Heinz (1,000+ employees) lie just north of the site – Kraft Heinz completed a 730,000 SF expansion in 2013, showing their commitment to the area and Parkland College completed a \$35 million renovation to their student



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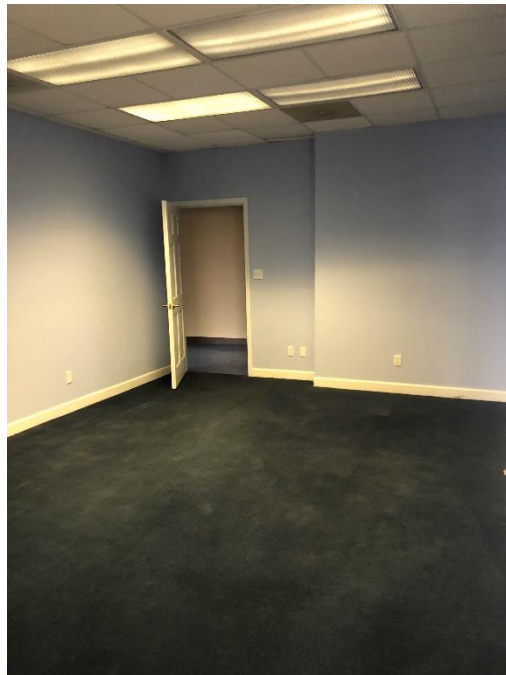
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