

**FOR LEASE****\$18.00 / SF NNN****517 W Town Center Blvd., Champaign, IL 61822**

## Property Information

**AVAILABLE SF FOR LEASE**

3,600 – 6,000

**BUILDING SF**

21,152

**PARKING**

138 Spaces

**ZONING**

Commercial General

**AREA DESCRIPTION**

Located on Town Center Blvd. and is positioned directly between N. Prospect and N. Neil, which are both dominant retail corridors in Champaign. Town Center Blvd. is easily accessed from Interstates 74 and 57 and leads directly to a Market Place Shopping Center entrance. Surrounding properties include an abundance of hotels, apartments, retail, restaurants and car dealerships. Some of the neighboring major retailers include Menards, Target, Hobby Lobby, Lowe's, Macy's, Dick's Sporting Goods, Sam's Club and Meijer.

**PROPERTY DESCRIPTION**

Champaign Station is a 21,152 SF retail center located on the south side of Town Center Blvd. and adjacent to many national retailers. The exterior is beautifully finished with a combination of brick and block masonry. The center is conducive to a wide variety of users and provides fantastic signage opportunities and ample parking. The Landlord is willing to re-configure, subdivide, vanilla-box and/or provide a significant fit-out allowance for qualified tenants.

**Suite 507:** 3,700 SF end cap. The suite is currently configured as a combination of open space and small offices and provides an opportunity for outdoor seating on the east end of the building.

**Suite 517:** 6,000 SF (divisible) inline suite. The suite is currently configured with an interior vestibule entrance, large open area with exposed ceilings, break room offices, restrooms and multiple large flex rooms.

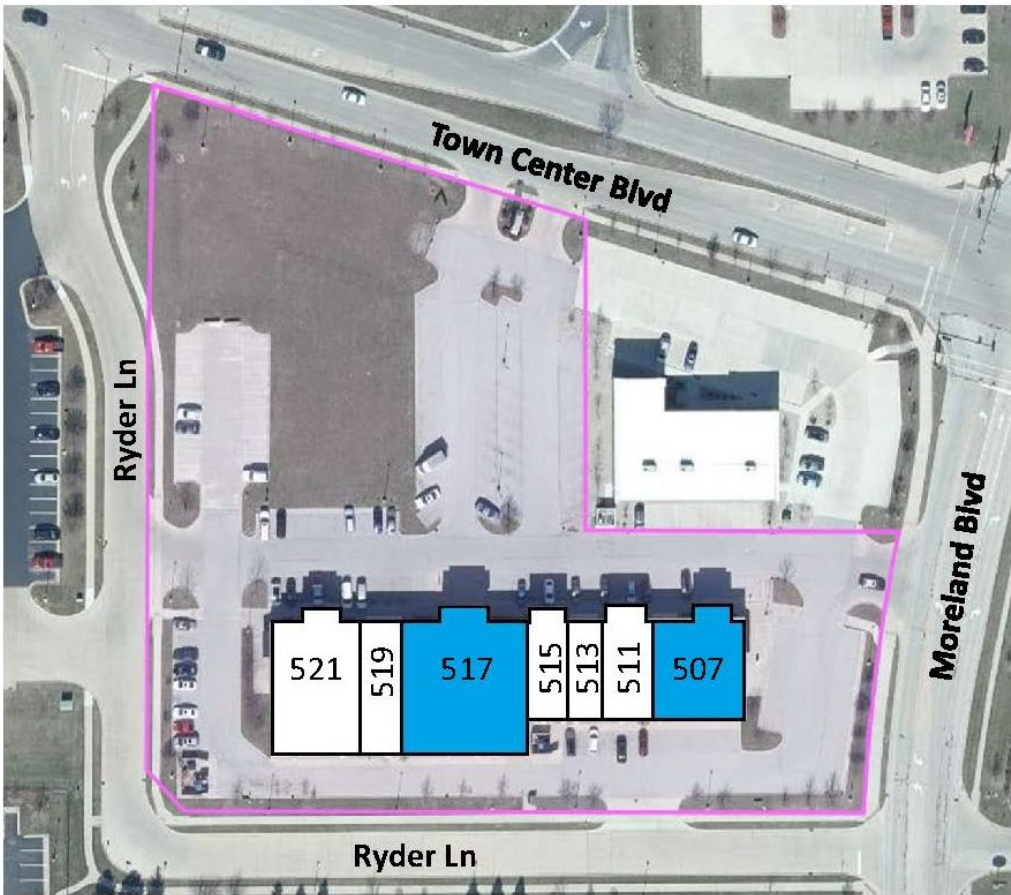
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Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

**Site Plan – Champaign Station**



| Suite           | Tenant          | SF            |
|-----------------|-----------------|---------------|
| 507             | Available       | 3,600         |
| 511             | Mariner Finance | 1,800         |
| 513             | Top Nails       | 1,200         |
| 515             | Ruby's          | 1,752         |
| 517             | Available       | 6,000         |
| 519             | Super Taco      | 2,000         |
| 521             | All About Eyes  | 4,800         |
| <b>TOTAL SF</b> |                 | <b>21,152</b> |

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