

FOR LEASE

\$10.00 / SF NNN



506 W Anthony Dr., Champaign, IL 61821

Property Information

AVAILABLE SF

14,400

BUILDING SIZE

14,400 SF

LEASE PRICE

\$10.00/SF NNN

ZONING

CG – Commercial General

AREA DESCRIPTION

This property is located on the north frontage road for I-74 (52,100 AADT) and is positioned directly between N. Prospect (31,700 AADT) and N. Neil (21,600 AADT), which are both dominant retail corridors in Champaign. Surrounding properties include an abundance of hotels, apartments, retail, restaurants and car dealerships. Some of the neighboring major retailers include Menards, Target, Lowe's, Macy's, Dick's Sporting Goods, Sam's Club and Meijer.

PROPERTY DESCRIPTION

This property provides an opportunity to lease up to 14,400 SF of retail space with maximum exposure to traffic on I-74. The building has clear site lines from I-74, which provides great signage opportunities. The majority of the space is wide open, which provides a new user great flexibility to create their ideal layout. Additionally, the space currently has 1 office, a break room, and 3 single-user restrooms.

Ryan Murphy, CCIM
217-840-7953
ryan.murphy@cbcdr.com



RETAIL

Tim Harrington
217-369-0226
tph@cbcdr.com

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Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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