

ROUND BARN CENTRE

2010 Round Barn Road, Champaign, IL 61821

FOR LEASE



DEVONSHIRE REALTY



PROPERTY OVERVIEW

The space is located on the west end of Round Barn Centre with signage exposure on Springfield Ave, Mattis Ave, and Round Barn Rd. The space is an open retail box consisting of 6,000 SF with the ability of adding additional square footage onto the building. Ceiling clear height is 17' 6" to 15' 6".

NNN Expenses

Taxes: \$1.12/SF
Insurance: \$0.12/SF
Maintenance: \$1.56/SF
Total: \$2.80/SF

FOR MORE DETAILS CONTACT:

ZACH WETHERELL | ZACH.WETHERELL@CBCDR.com Office 217-403-3374
Coldwell Banker Commercial Devonshire Realty Fax 217-352-5513

DETAILS

AVAILABLE SF: 6,000 SF
BASE LEASE RATE: \$7.00 / SF / NNN
LEASE TYPE: NNN
EST. NNN EXPENSE: \$2.80 / SF
ZONING: CG – Commercial General
TRAFFIC COUNTS: Mattis Ave. – 22,600 VPD
Round Barn Rd. – 2,250 VPD

AREA DESCRIPTION: Located off the corner of Springfield and Mattis Ave. in Champaign. Round Barn Shopping Center is a well-known destination. Area business include Jimmy Johns, Walgreens, CVS, Original Pancake House, The Fitness Center, Arby's, and Round Barn Banquet Center.

www.CBCDR.com

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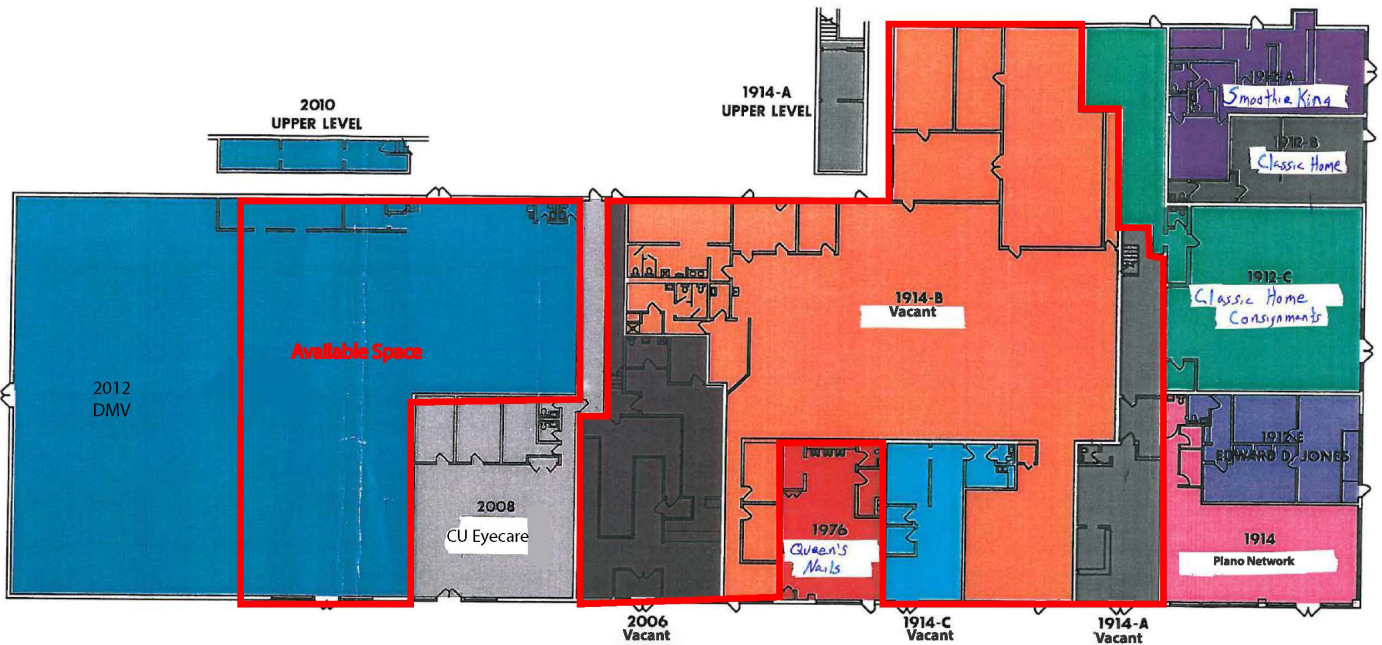
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