



**FOR LEASE**

**GUTH**  
 & ASSOCIATES

**2907 W. Springfield Ave.**  
 Champaign, Illinois

As part of Ginger Creek Shoppes, this suite is conveniently located at Springfield Ave. & Duncan Rd. in west Champaign. Good proximity to growing Southwest Champaign. Neighboring tenants include an animal clinic, bridge club, and salon. Attractively landscaped. Ample onsite parking and signage at street. Suitable for office/retail and available immediately.

**Available Space**

1,280 SF  
 \$16 SF/gross

Landlord pays for snow removal, landscaping, and sewer. Tenant pays trash, gas, electricity, water, and internet. Current configuration is beauty salon. Good intersectional traffic volumes on both Springfield and Duncan.

**Contact**

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 Broker  
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AFFILIATED WITH  
**FAIRLAWN**  
 REAL ESTATE

