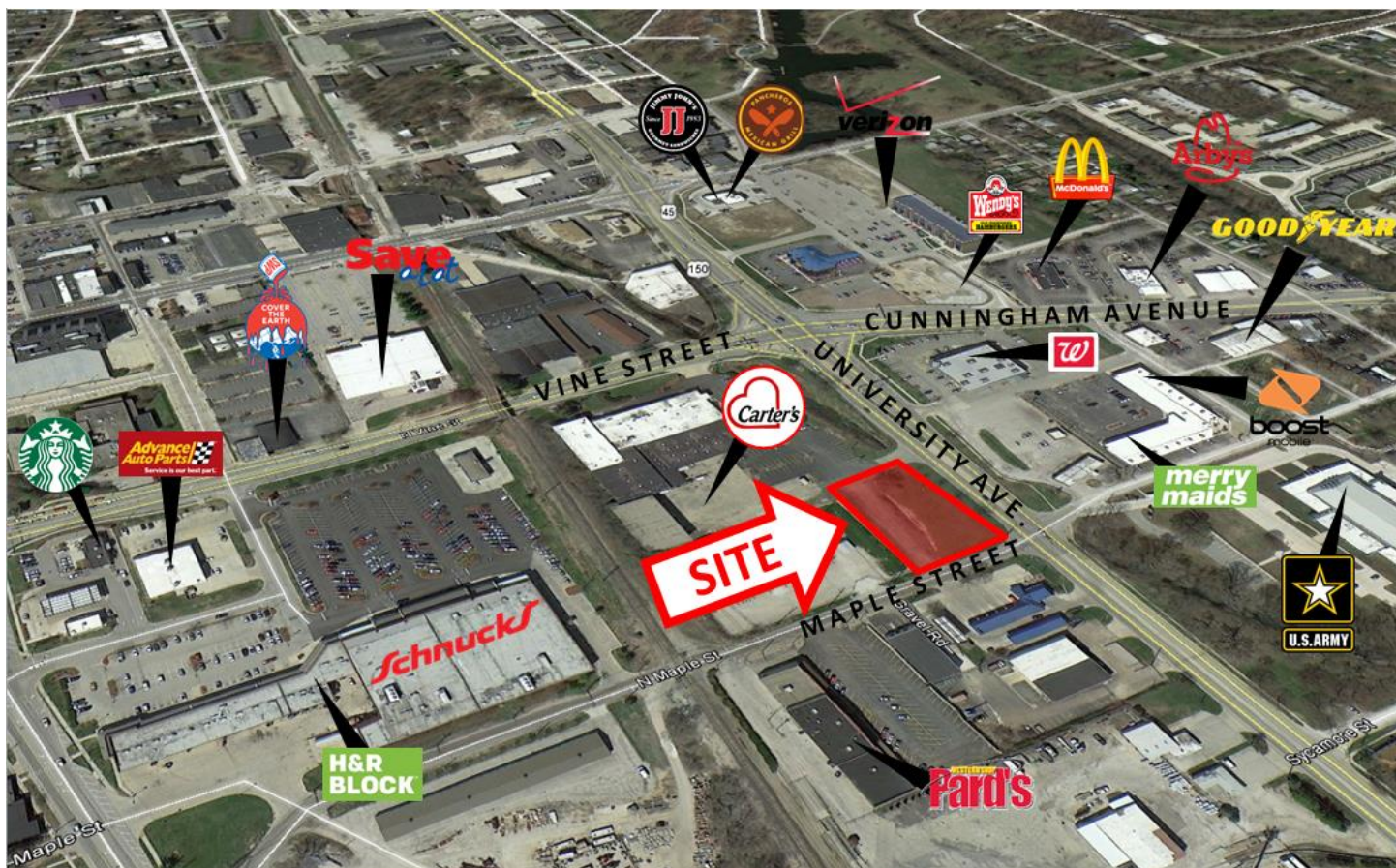




DEVONSHIRE REALTY

0.75 ACRES FOR SALE, GROUND LEASE OR BTS

407 N. Maple Street, Urbana, IL



PROPERTY OVERVIEW

This 0.75 acre parcel is fully improved with all utilities to the site, and ready for immediate development. The site can be accessed from University Avenue, Maple Street and Vine Street, and is zoned B-3 General Business, which allows for a wide variety of uses.

The property benefits from over 250' of frontage along University Avenue, and over 150' of frontage along Maple Street. TIF and Enterprise Zone incentives are available through the City of Urbana.

PIN: 91-21-08-476-005

DETAILS

SIZE: 0.75 Acres (32,480 SF)

PRICE: \$395,000.00

ZONING: B-3 – General Business

AREA DESCRIPTION: The subject property is ideally located on a highly visible corner parcel at the intersection of University Avenue (20,300 VPD) and Maple Street in Urbana. The property is located the two largest employers in Champaign County – the University of Illinois (44,000+ students and 10,000+ faculty and staff), and Carle Foundation, a 345-bed regional care hospital (6,000+ employees). Other notable tenants in the vicinity include Carter's Furniture, Schnuck's, Jimmy John's, Walgreens, McDonalds, Starbucks, and Wendy's.

FOR MORE DETAILS CONTACT:

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Tim Harrington | tph@cbcdr.com

Direct 217-403-3424

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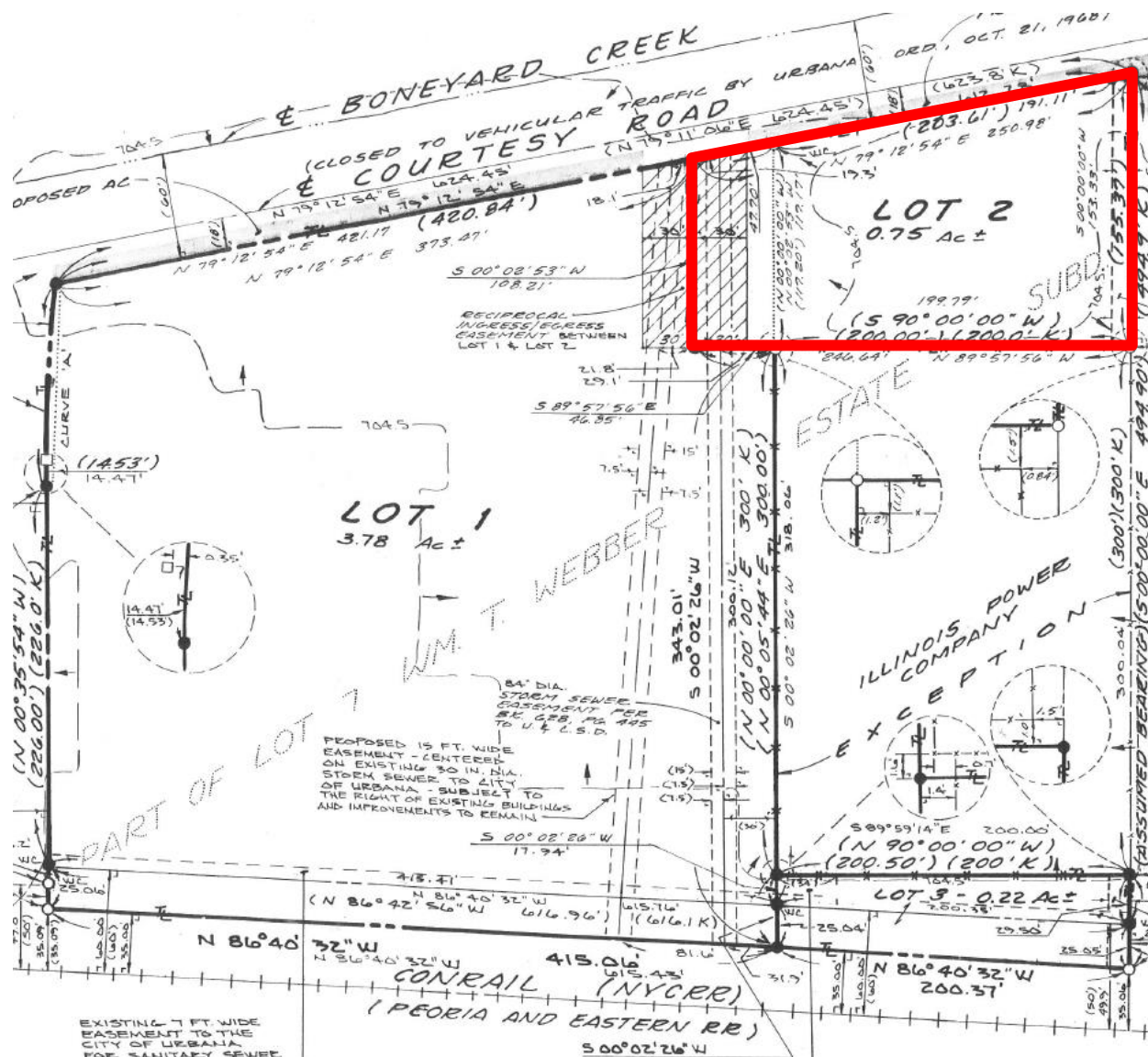
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