

RETAIL  
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**FOR LEASE**  
\$12.50 / SF / Mod. Gross

 **COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



**2108 W. Springfield Ave - Suites 1 & 3 Champaign, IL 61821**

## Property Information

**AVAILABLE SF**  
1,389 SF

**BUILDING SF**  
5,806 SF

**LEASE TYPE**  
Modified Gross

**ZONING**  
CG - Commercial General

**TAX ID**  
41-20-10-451-015

**YEAR BUILT**  
1970

### AREA DESCRIPTION

The subject property is ideally located along Springfield Avenue between Country Fair Drive and Kenwood Road, just west of Mattis Avenue, and is situated between high-growth residential and major commercial developments. Parkland College and Kraft Heinz lie just north of the site and other neighboring businesses include State Farm, Busey Bank, CVS, KFC, Burger King, Ruler Foods, Dollar General, and many more.

### PROPERTY DESCRIPTION

2108 W Springfield is a 5,806 SF building built in 1970 that is strategically located along Springfield Avenue in west Champaign.

### OPEN

Suites 1 & 3, 1,389 SF at \$12.50/SF and is presently built-out as a salon, but could easily be adjusted to meet a wide variety of space needs. The space features a welcoming reception area, large open retail area, break room, multiple storage areas, and two restrooms.

The suite benefit from signage opportunities on the building, features a sizable parking lot and that building has been well-maintained.



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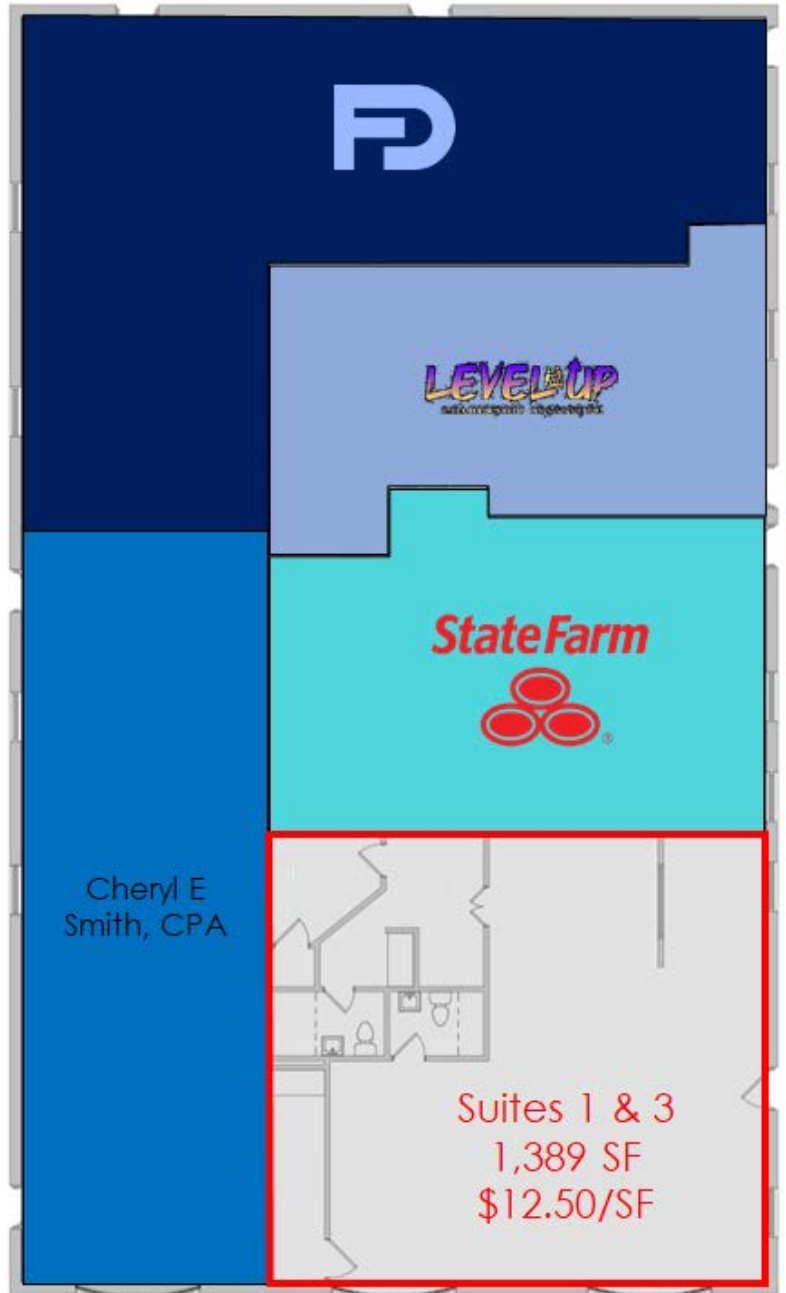
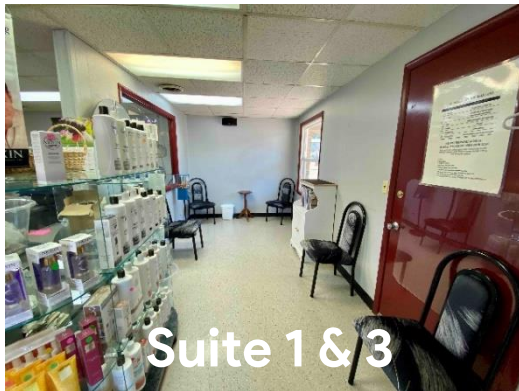
Coldwell Banker Commercial  
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