



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WEST CHAMPAIGN RETAIL / OFFICE FOR LEASE

\$19.00 / SF / Gross



FOR LEASE

1907 W. Springfield Avenue

Champaign, IL 61821

3,055 SF

RETAIL

LEASE PRICE

\$19.00 SF

LEASE TYPE

GROSS

AVAILABLE SPACE

3,055 SF

YEAR BUILT

2011

TAX PIN

44-20-15-226-040

ZONING

C-2 General
Commercial

PROPERTY DESCRIPTION

1907 W Springfield Avenue is +/- 3,055 SF and features a reception area, waiting room, 7 offices, conference room, men's and women's restrooms, and open area. It was most recently used as a physical therapy office, but is conducive to a wide-variety of uses. Its location just off the corner of Mattis Avenue (20,000 AADT) and Springfield Avenue (14,900 AADT) provides the property with high visibility and easy accessibility, the there are signage opportunities on the buildings facade and pylon. The building offers an abundance of parking for customers and employees, and neighboring tenants generate high traffic to the center.

AREA DESCRIPTION

Located at the corner of Springfield & Mattis Avenues in west Champaign, Round Barn Shopping Centre is a well-known retail destination with tenants including Jet's Pizza, Country Squire Cleaners, Jimmy John's, Original Pancake House, Just Be Hair Salon, FedEx Kinko's, and many more. The shopping center is well-maintained, offers plentiful parking, and boasts high traffic counts.



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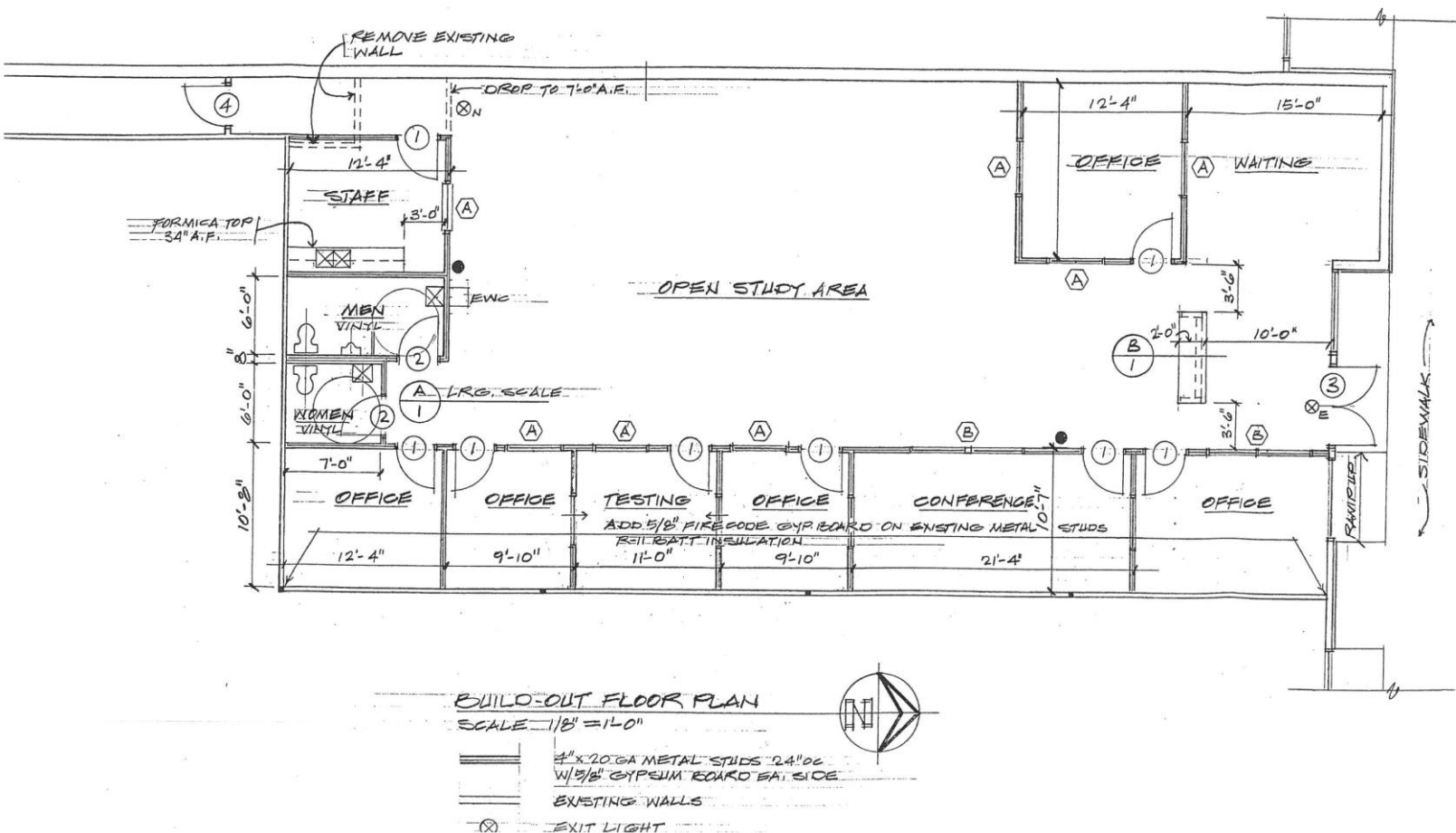
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FLOOR PLAN



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