



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

ADJACENT TO HOME DEPOT



FOR LEASE



820 Bloomington Rd.,

Champaign, IL 61820

67,667 SF

LEASE

RETAIL

LEASE PRICE

Call broker

LEASE TYPE

NNN

BUILDING SIZE

67,667 SF

AVAILABLE SF

61,667 SF

ZONING

CG- Commercial
General

PROPERTY DESCRIPTION

This site offers wide open floor plan, with small break area, high ceilings, plenty of onsite parking available.

Ceiling height to roof: 22.5 ft
Height to HVAC ducts and rafters: 16 ft

AREA DESCRIPTION

Located in the retail district corner lot with a lighted intersection, great access to Interstates 57/74/72. Surrounded by major retailer's on N. Prospect Target, Ashley, Sams Club, Meijer, Walmart, Costco, Best Buy, Michael's, Ross, and others. Demographics: 83,309 people within 3 miles, 141,105 people within 5 miles. 32,100 cars a day. Traffic Count: Bloomington Rd. – AADT 8,600. N. Prospect Ave. – AADT 30,000



JAY SIKORSKI

217-352-7712

jas@cbcdr.com

cbcdr.com



KEITH VALENTINE

678.718.1882

kvalentine@retail-pa.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



FLOOR PLAN



CASCO
10677 WATSON ROAD
ST. LOUIS, MO 63122
PROJECT MANAGERS

THE HOME DEPOT

STORE NUMBER XXXX
4-BAY TAKEOVER
BLOOMINGTON ROAD
AT HAGAN STREET
CHAMPAIGN, IL

C4.0 ENLARGED SITE PLAN
AS-BUILT DRAWINGS



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



KEITH VALENTINE
678.718.1882
kvalentine@retail-pa.com





**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

ADJACENT TO HOME DEPOT



FOR LEASE

AERIAL



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



KEITH VALENTINE
678.718.1882
Kvalentine@retail-pa.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.