



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CVS - Excess Retail Space

\$20.00 / SF Gross



FOR SUBLEASE

107 W. Green St,

Champaign, IL 61820

12,163 SF

RETAIL

SUBLEASE PRICE

\$20.00 / SF

LEASE TYPE

Gross

TAX PIN

43-20-13-209-008

AVAILABLE SF

12,163 SF

YEAR BUILT

1970

ZONING

CG – Commercial
General

PROPERTY DESCRIPTION

The retail space will be a direct sublease with CVS. It is a total of 12,163 SF of open retail space on the first floor. The open retail area has 14' clear height to the drop ceiling and 16' to the bottom of the steel I-beams. The space does have a partial basement (95'x60') with 8' ceilings for additional storage. There is a conveyor system that runs down to the basement. There are older restrooms down in the basement and no restrooms currently located on the main level. This is a gross lease and CVS prefers a tenant take the space in "as is" condition and make all improvements to the space.

AREA DESCRIPTION

The subject property is located on the southwest corner of Neil Street and Green Street. Green Street is the main arterial road that runs into the University of Illinois campus town. The anchor tenant in the building is CVS. The vacant space is located on the west side of CVS. Neil Street is a main arterial road that runs through Champaign and the property is located just south of downtown Champaign.



AJ THOMA III, CCIM, SIOR

217-403-3425
ajt@cbcdr.com
cbcdr.com



ZACH WETHERELL, CCIM

217-403-3374
zach.wetherell@cbcdr.com
cbcdr.com



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DEVONSHIRE REALTY**

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

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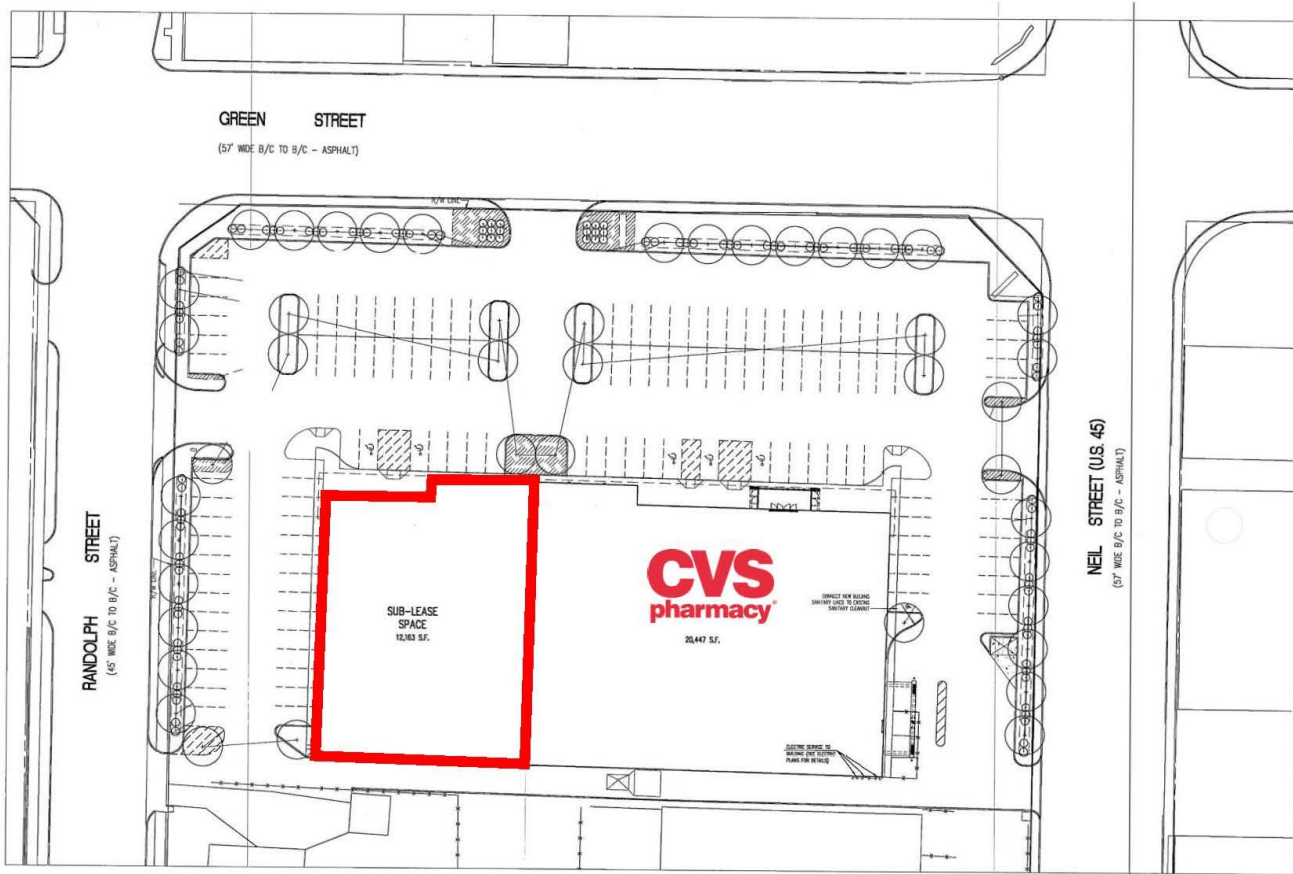
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SITE PLAN



DATE	DESCRIPTION
11/11/2023	ISSUE FOR PERMIT
11/11/2023	ISSUE FOR PERMIT
11/11/2023	ISSUE FOR PERMIT
11/11/2023	ISSUE FOR PERMIT
11/11/2023	ISSUE FOR PERMIT
11/11/2023	ISSUE FOR PERMIT

STORE #18-589
107 WEST GREEN STREET
CHAMPAIGN, ILLINOIS

SITE PLAN



GRAPHIC SCALE
1" = 100' 0"



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