



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

BUILD TO SUIT RETAIL OUT LOTS

Negotiable

FOR LEASE



920 W. Anthony Drive

Champaign, IL 61821

**1,100 -
4,500 SF**

LEASE

LAND

PROPERTY DESCRIPTION

This is a highly visible premium retail lot, ready to build, located in the most desirable commercial/retail neighborhood in Champaign County.

AREA DESCRIPTION

Conveniently located just west of North Prospect Retail Corridor and I-74 interchange, this 0.93 acre site is highly visible. The subject property is located close to numerous restaurants and hotels. Nearby retailers include: Rural King, DaVita Dialysis, Goodwill, Chipotle, Sam's Club and many more. From I-72 interchange Prospect Ave., travel North to W Marketview Dr., left/west on Marketview Dr., and left/south on Anthony Dr.

Traffic Counts

W Anthony Drive – 5,400 AADT
N Prospect Ave – 27,300 AADT

LEASE PRICE

Negotiable

LEASE TYPE

NNN

LOT SIZE ACRES

0.93 AC

AVAILABLE SPACE

1,100 SF, 2,500 SF, &
4,500SF

TAX PIN PARCEL

41-20-02-276-014

ZONING

CG



DENISE BEAN-MATHIS

217-377-1944

tmathis@cbcdr.com

cbcdr.com



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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-547-6650

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EXTERIOR

Building Example



Demographics	1 Mile	3 Mile	5 Mile
Population	10,902	80,908	137,382
# of Households	4,434	32,597	55,619
Average Age	34.3	31.2	34.2
Average HH Income	\$59,072	\$62,951	\$75,455



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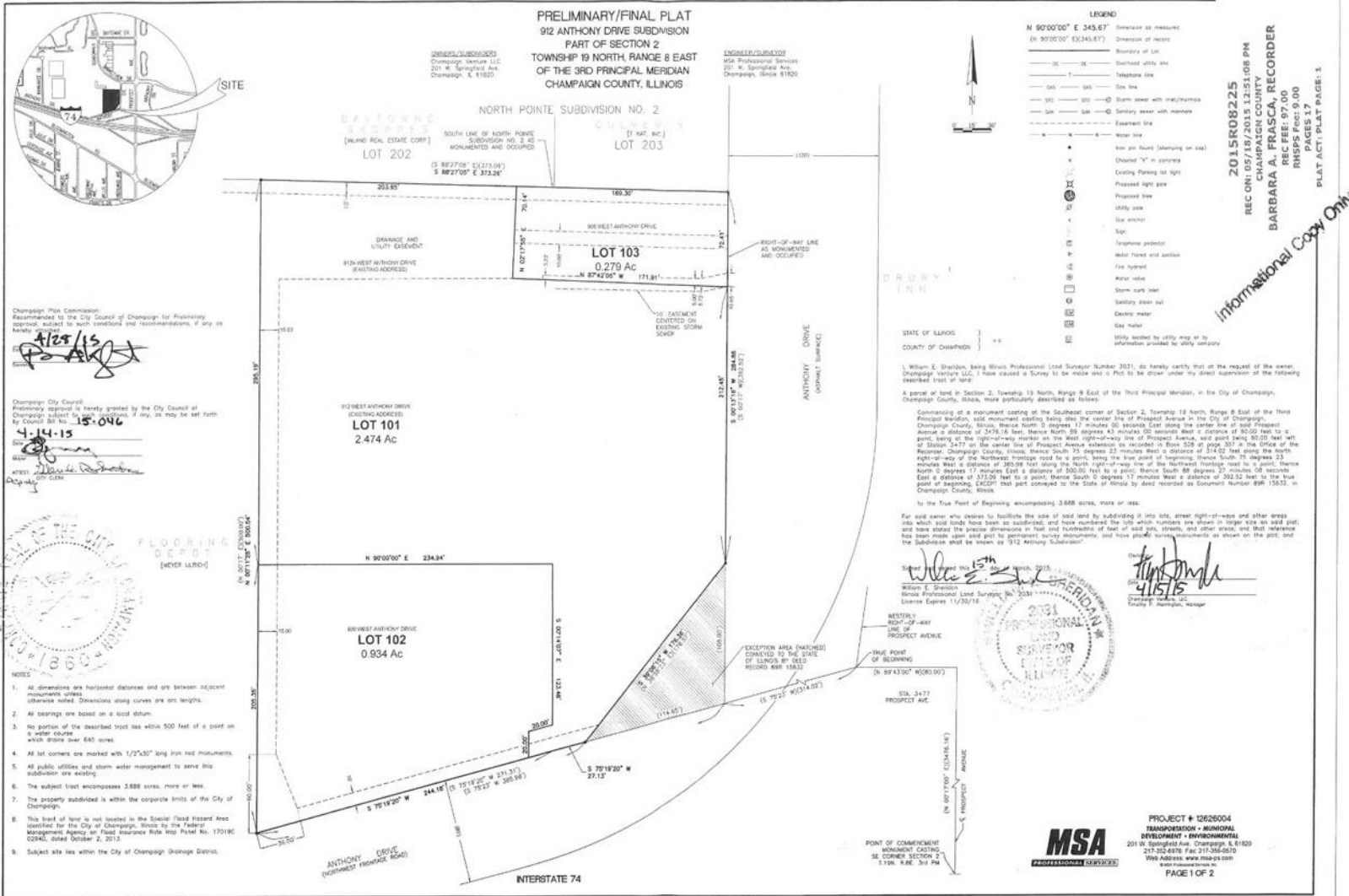
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PLAT MAP



2015R08225
REC ON: 05/19/2015 12:51:06 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: \$7.00
RPT FEE: \$25.00
PAGES: 17
PLAT ACT: PLAT PAGE: 1

Informational Copy Only

Champaign Planning Commission
Recommended to the City Council of Champaign for Planning
approval, subject to such conditions and recommendations, if any, as
hereinafter set forth.

4/28/15
[Signature]

Champaign City Council
Preliminary approval is hereby granted by the City Council of
Champaign, Illinois, to the above described plat, subject to such
conditions and recommendations, if any, as may be set forth
by Council Bill No. 15-046.

4/14/15
[Signature]

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN)

I, William E. Shelton, being Illinois Professional Land Surveyor Number 2031, do hereby certify that at the request of the owner, Champaign Venture LLC, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A parcel of land in Section 2, Township 19 North, Range 8 East of the Third Principal Meridian, in the City of Champaign, Champaign County, Illinois, more particularly described as follows:

Commencing at a monument casting at the Southeast corner of Section 2, Township 19 North, Range 8 East of the Third Principal Meridian, said monument casting being also the center line of Prospect Avenue in the City of Champaign, Champaign County, Illinois, thence North 0 degrees 17 minutes 00 seconds East along the center line of said Prospect Avenue a distance of 2478.16 feet, thence North 0 degrees 43 minutes 00 seconds East a distance of 80.00 feet to a point being at the right-of-way marker on the West right-of-way line of Prospect Avenue, said point being 80.00 feet west of Station 3477 on the center line of Prospect Avenue extension as recorded in Book 528 at page 337 in the Office of the Recorder, Champaign County, Illinois, thence South 75 degrees 23 minutes West a distance of 314.02 feet along the North right-of-way of the Northwest frontage road to a point, being the true point of beginning, thence South 75 degrees 23 minutes West a distance of 305.08 feet along the North right-of-way line of the Northwest frontage road to a point, thence North 0 degrees 17 minutes East a distance of 500.00 feet to a point, thence South 0 degrees 17 minutes West a distance of 323.25 feet to a point, thence South 0 degrees 17 minutes West a distance of 302.32 feet to the true point of beginning, EXCEPT that part conveyed to the State of Illinois by deed recorded as Courtbook Number 298 15832, in Champaign County, Illinois.

to the True Point of Beginning encompassing 3.688 acres, more or less.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas, and who has caused this plat to be made and recorded, and who has caused the plat to be drawn under my direct supervision, and who has shown the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas, and that reference has been made upon said plat to permanent survey monuments, and has placed survey monuments as shown on the plat, and the Subdivision shall be known as 912 Anthony Subdivision.

Witness my hand and seal this 15th day of April, 2015.

William E. Shelton
Illinois Professional Land Surveyor No. 2031
License Expires 11/30/16

[Signature]
4/15/15
Teresa E. Hargrave, Registrar



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