



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

NEW CONSTRUCTION RETAIL

\$32.00 - \$35.00 / SF / NNN

FOR LEASE



1801 W Springfield Ave.

Champaign, IL 61821

1,000 - 4,228 SF

RETAIL

AVAILABLE SPACE

1,000 – 4,228 SF

LEASE PRICE

\$32.00 - \$35.00 / SF /
NNN

YEAR BUILT

2026

PARKING SPACES

64 Spaces

TRAFFIC COUNTS

Mattis Ave – 19,900

AADT

Springfield Ave – 13,800

AADT

ZONING

CG- Commercial

General

PROPERTY DESCRIPTION

New construction retail space available at Round Barn Centre, an approximately 110,000 SF shopping center at Springfield and Mattis Avenues in Champaign, IL. The new 6,310 SF multi-tenant building offers 1,000 to 4,228 SF available for lease, with suites that may be leased individually or combined to accommodate a variety of retail and restaurant users.

The building will feature a contemporary design, prominent storefronts and signage opportunities, convenient access, and ample on-site parking. Vanilla box delivery is available for qualified tenants.

Suite 1 — 1,600 SF — \$35.00/SF NNN

Suite 3 — 1,000 SF — \$32.00/SF NNN

Suite 4 — 1,628 SF — \$35.00/SF NNN

AREA DESCRIPTION

Located at the high-traffic intersection of Springfield and Mattis Avenues in west Champaign, the property is surrounded by a strong mix of national, regional and local retailers, restaurants and service businesses. Nearby businesses include Jimmy John's, Starbucks, 7 Brew, AT&T, Chase Bank, FedEx Office and numerous others. The location also offers convenient access to I-57 and I-72 and serves the surrounding west Champaign residential and commercial areas.



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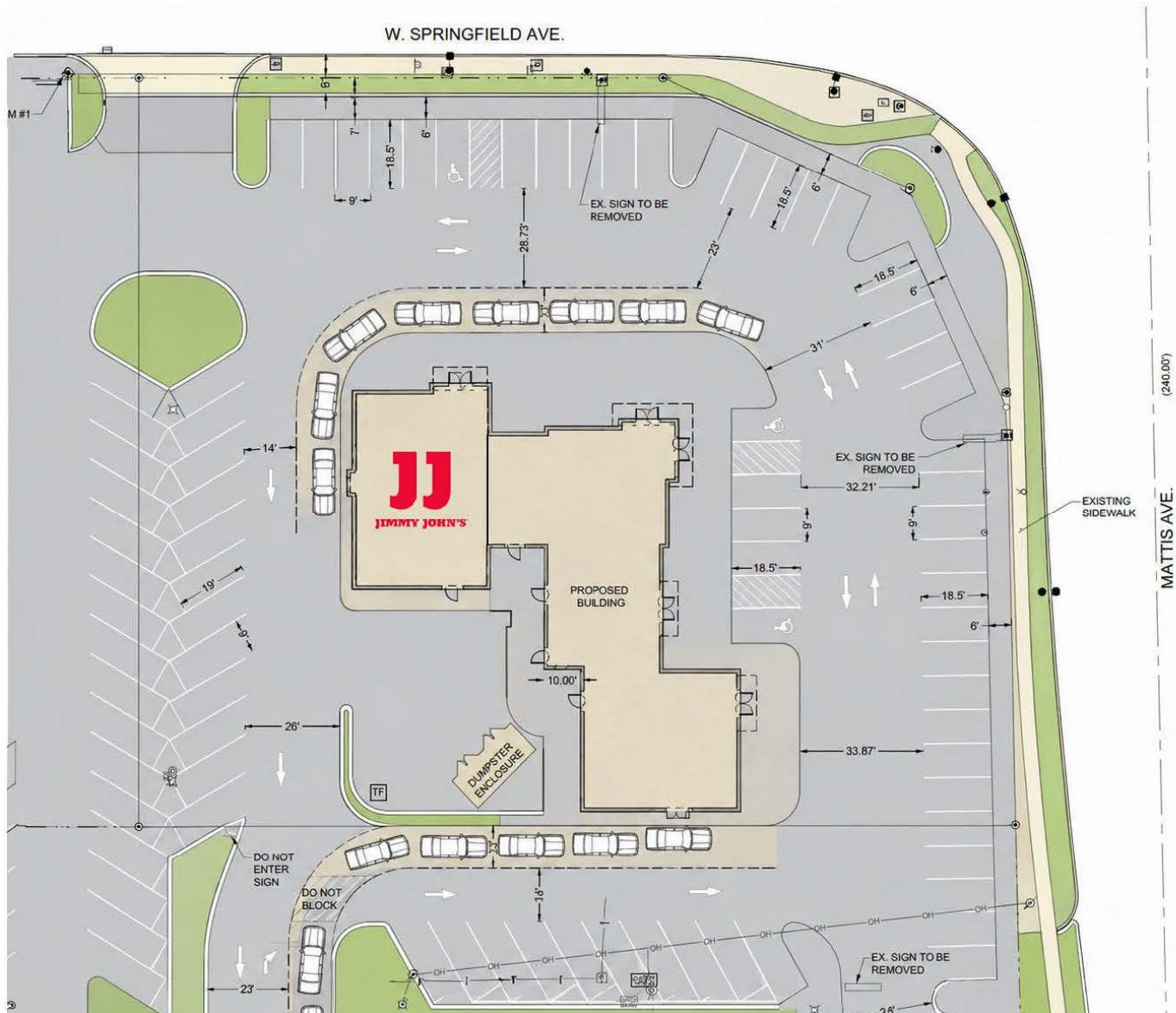
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SITE PLAN



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