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FOR LEASE

\$17.00 / SF / NNN



COLDWELL BANKER  
COMMERCIAL

DEVONSHIRE  
REALTY



## 706 W. Marketview Dr., Suite B Champaign, IL 61822

### PROPERTY INFORMATION

#### BUILDING SF

3,610

#### AVAILABLE SF

1,029

#### TAX PIN

41-20-01-151-021

#### ZONING

CG – Commercial General

### PROPERTY DESCRIPTION

The subject space is located in a three tenant strip center at the corner of Marketview and Anthony Drive and south of Lowe's. Subway and a nail salon are in each of the endcaps with the vacant space in the middle. The subject space is 1,029 SF (21'x49') of open retail with a back storage room. The property has a total of 32 parking spaces.

### AREA DESCRIPTION

The property is located in the heart of Champaign's regional shopping area and a block off of North Prospect Avenue (27,200 vehicles/day) and Interstate 74. The area is host to many national retailers like Lowe's, Best Buy, Target, Meijer, Pet Smart, Sam's, and many more.

### TRAFFIC COUNTS

Marketview Dr: 8,500 Vehicles/Day

Prospect Ave: 27,200 Vehicles/Day

### NNN EXPENSES

RE-Taxes: \$3.20 / SF

Insurance: \$0.35 / SF

Maintenance: \$1.20 / SF



Zach Wetherell

217-403-3374

zach.wetherell@cbcdr.com



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**CBC Devonshire Realty**

201 W. Springfield Ave., 11<sup>th</sup> Fl.

Champaign, Illinois 61820

217-352-7712

**CBCDR.COM**

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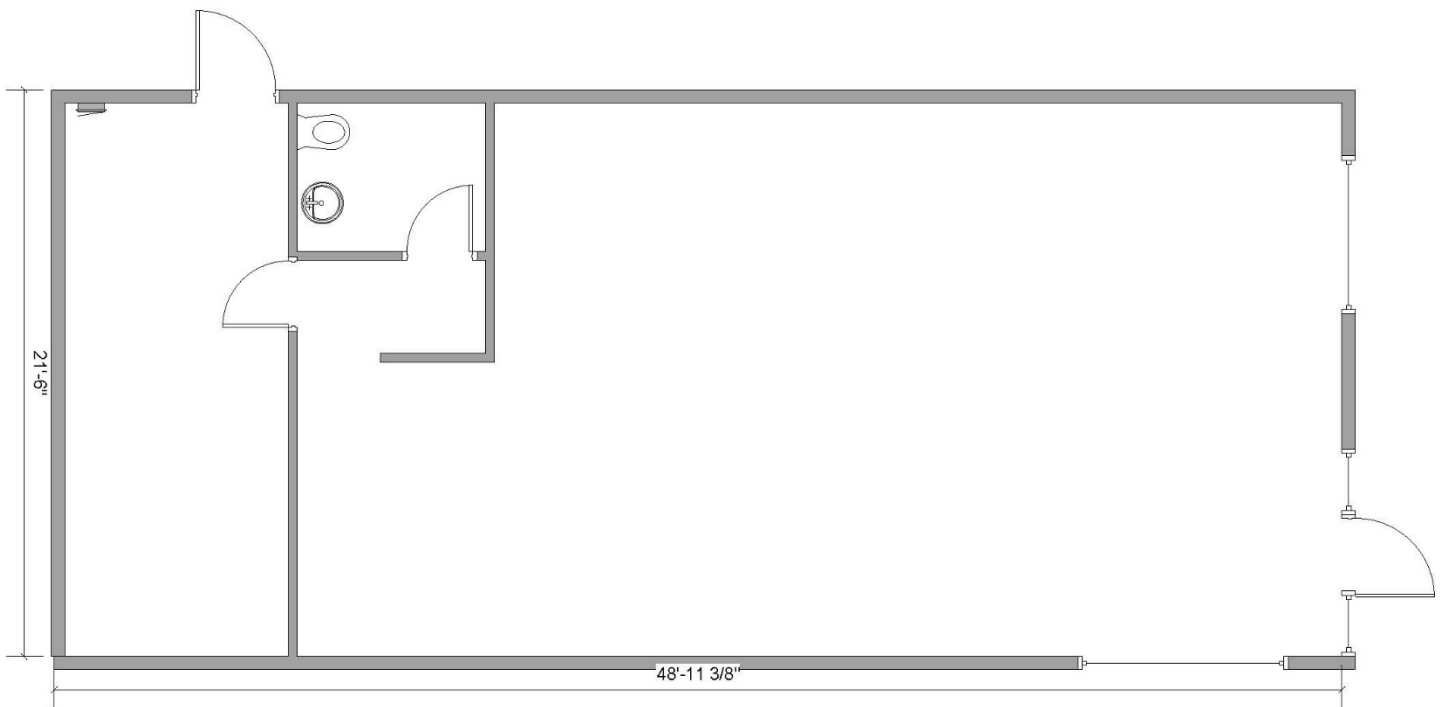
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# FLOOR PLAN



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