

INVESTMENT OPPORTUNITY! – Stand Alone Retail/Office Space



1005 W. Bloomington
Rd, Champaign, IL

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Stand Alone Retail/Office Space



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer a fantastic investment opportunity at 1005 W. Bloomington Rd, Champaign, IL. Built in 2007, the property is fully occupied, generating a net operating income (NOI) of \$74,250 annually. It includes three inline retail units: World Finance (1,450 SF), Boost Mobile (1,400 SF), and Star Fox Liquor (1,500 SF), all with flexible floor plans. The site offers excellent visibility along Bloomington Road, ample on-site parking, and a pylon sign for enhanced exposure.

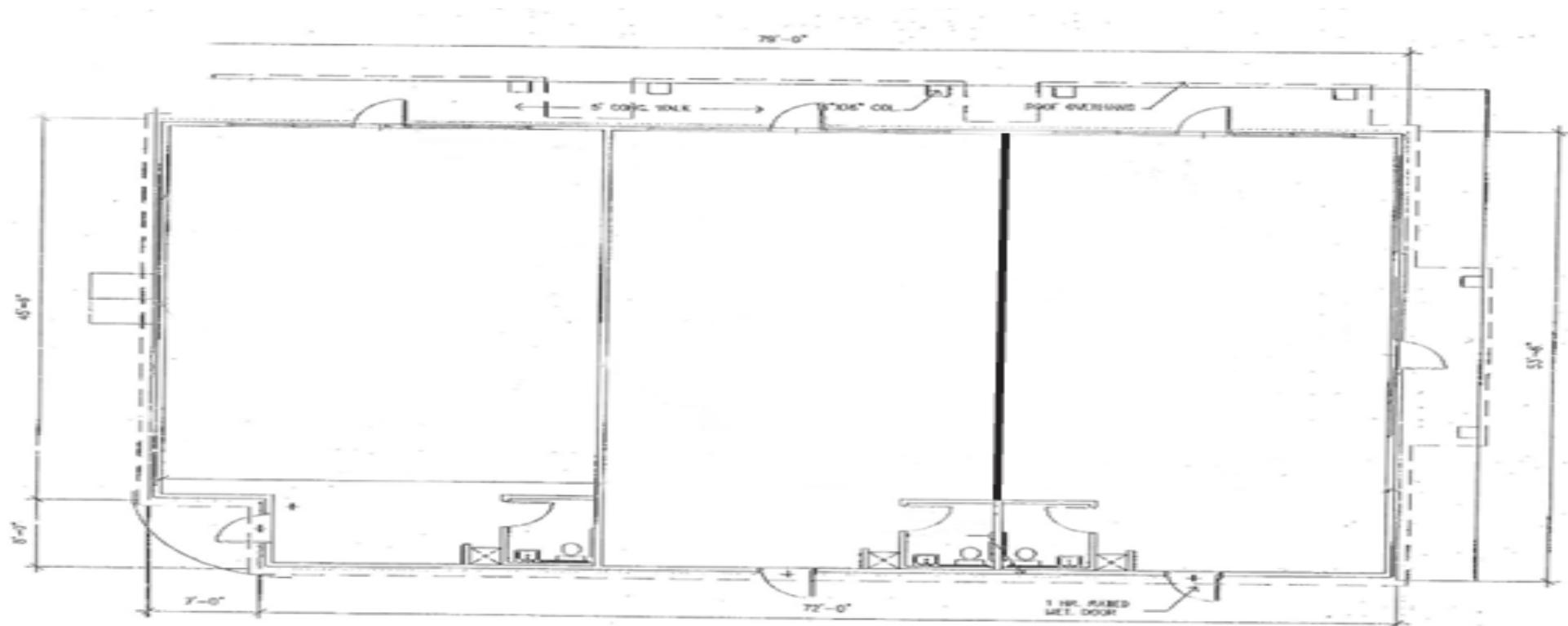
The property benefits from strong daily traffic counts, with 12,100 vehicles on Bloomington Rd. and 21,600 vehicles on N. Prospect Ave., and its strategic location in North Champaign provides easy access to Interstate I-74 and the nearby North Prospect retail corridor.

PROPERTY INFORMATION

Address	1005 W.Bloomington Rd, Champaign, IL 61801
Sale Price	\$1,290,000
Building Total SF	4,350 SF
Total Acreage	0.44 AC lot
Zoning	CG- Commercial General
Year Built	2007
PIN:	41-20-10-427-004



Stand Alone Retail/Office Space – Floor Plan



FLOOR PLAN



Stand Alone Retail/Office Space - AERIAL



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CONTACT

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OFFERING HIGHLIGHTS

- 100% Occupancy
- Annual Income: \$74,250
- Traffic count exceeding 20k CPD on W. Bloomington Rd. and N. Prospect Ave
- On-site parking spaces