

FOR SUBLEASE

Day Care Center
Playground & Outdoor Play Area

8,015 SF Stand Alone Building

2208 S DUNCAN RD

Champaign, IL 61822



PROPERTY HIGHLIGHTS

Former Day Care Center available for sublease

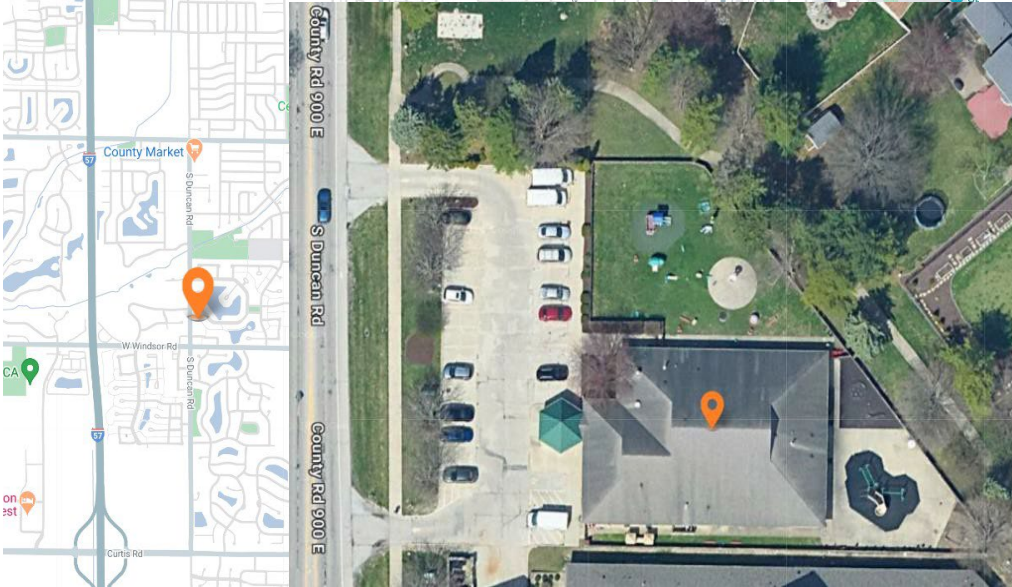
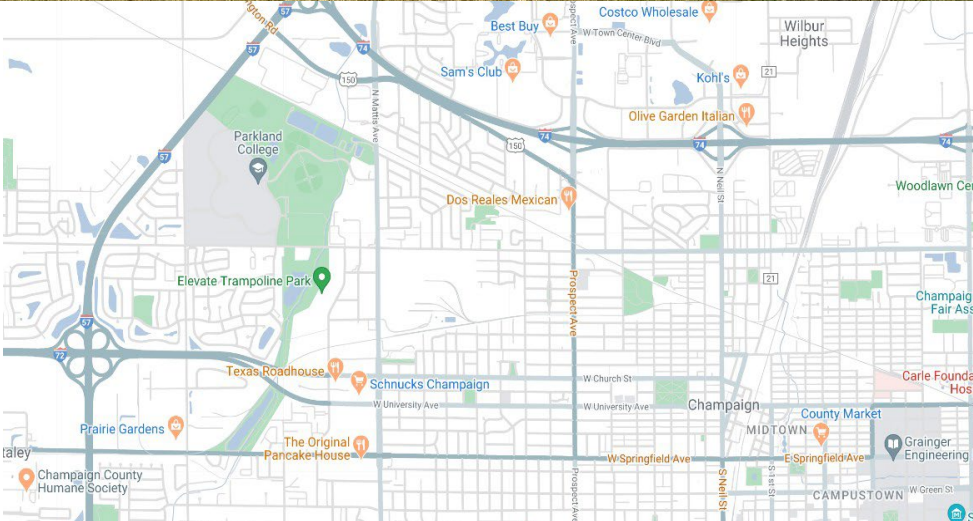
6/30/2029

Sublease thru

\$15.60/SF

Rental Rate

- Private Playground & Outdoor Play Area
- Adjacent to Freeway 57

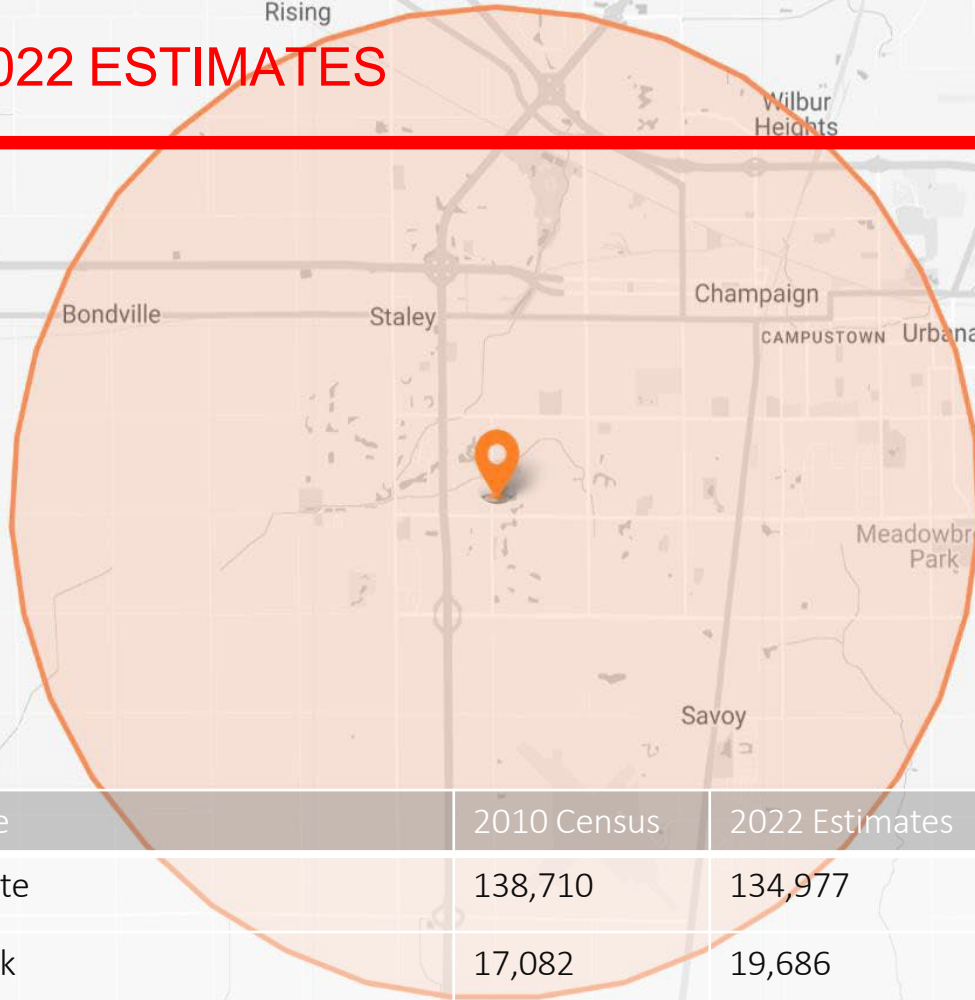


NNN Lease

- Subtenant will be responsible for all property related expenses such as property tax, Insurance, Utilities, trash removal, building and landscape maintenance, etc.
- Lease expires 6/30/2029. Longer terms possible subject to negotiation with Landlord.
- Contact for details

DEMOGRAPHICS

2022 ESTIMATES



\$120,521

Average Household Income
within 5 miles radius

217,059

Population within
5 miles radius

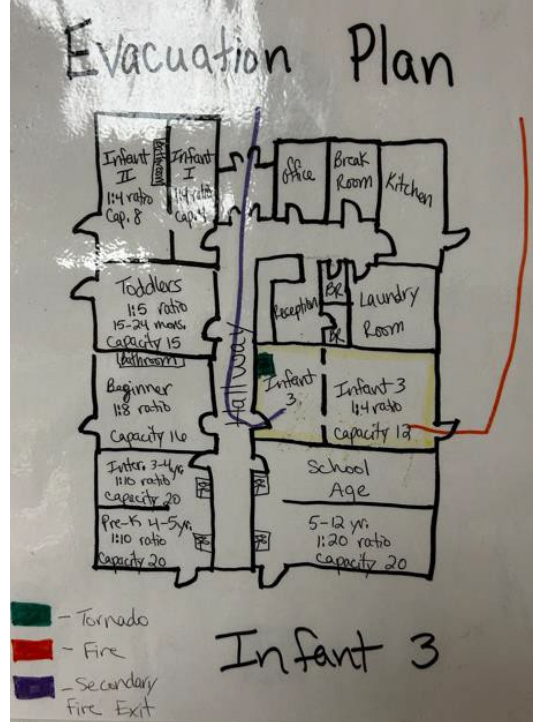
Race	2010 Census	2022 Estimates	2022 Percentage
White	138,710	134,977	62.2%
Black	17,082	19,686	9.1%
American Indian or Alaska Native	949	1,056	0.5%
Asian/Native Hawaiian/Other Pacific Islander	11,863	16,242	7.5%

5 Miles Radius

GALLERY



GALLERY





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