



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## UPSCALE SHOPPING CENTER FOR LEASE

\$17.00 / SF / NNN

**FOR LEASE**



### 1741 W Kirby Ave.

Champaign, IL 61821

**1,400 SF**

**RETAIL**

#### BUILDING SIZE

47,000 SF

#### AVAILABLE SPACE

**Suite 1741:** 1,400 SF

#### TAX PIN

45-20-23-102-002

#### PARKING SPACES

200 Spaces

#### TRAFFIC COUNTS

**S Mattis Ave** – 19,200  
AADT

**W Kirby Ave** – 15,300  
AADT

#### ZONING

CN – Commercial  
Neighborhood

### PROPERTY DESCRIPTION

Old Farm Shops is a 47,000 SF neighborhood shopping center with upscale retailers, numerous dining options, fantastic signage opportunities and ample parking. Current availability includes:

**Suite 1741:** +/- 1,400 SF of wide-open retail space with wood flooring in the front 3/4 of the space and vinyl in the rear. The suite features a changing room, single restroom, storage or office area, and a mop sink. Clear ceiling heights of 10'-8", with heights of 14'-0" to the deck.

The center offers a blend of national and local retailers such as Panera Bread, Parlor Doughnuts, The UPS Store, M.J. Reed Jewelers, Talbots, TCBY and Papa Murphy's Pizza.

### AREA DESCRIPTION

Subject property is ideally positioned on the southeast corner of Mattis Avenue (19,200) and Kirby Avenue (15,300 AADT) and provides easy access to Interstate 72, Interstate 57 and Interstate 74. The intersection is one of the busiest in Champaign County and is surrounded by retailers and residential neighborhoods.



**JOSH MARKIEWICZ**

217-403-3424

[joshm@cbcdr.com](mailto:joshm@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



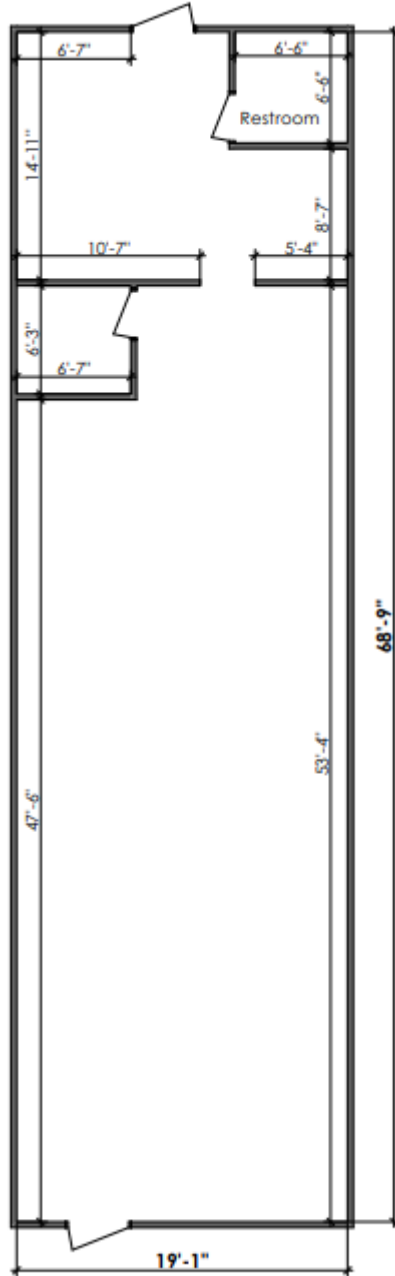
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# UPSCALE SHOPPING CENTER FOR LEASE

\$17.00 / SF / NNN

**FOR  
LEASE**

## FLOOR PLAN



**JOSH MARKIEWICZ**  
217-403-3424  
[joshm@cbcdr.com](mailto:joshm@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.