

# Country Fair Shopping Center



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**

## Country Fair Shopping Center

101 – 301 S. Mattis Ave  
1910 – 2004 W. Springfield Ave.  
230 – 250 Country Fair Dr.  
Champaign, IL 61821



**AJ Thoma III, CCIM, SIOR**  
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ajt@cbcdr.com

**Zach Wetherell, CCIM**  
217-403-3374  
zw@cbcdr.com

# Country Fair Shopping Center

## Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease Country Fair Shopping Center. Country Fair Shopping Center was originally built from 1958 - 1960 and was originally anchored by Goldblatt's Department Store and was East Central Illinois' first open air shopping malls. Currently there are several vacancies and outlots available.

### Outlots - Available for Land Lease or Build to Suit

Lot 100 (1.00 Ac) (Negotiable)

Former site of the Chase Bank/Original movie Theatre on the hard corner of Springfield and Mattis Avenues.

Additional Outlots to be announced in the coming months.

### In-Line Spaces

243 S. Mattis Ave (Suite 3A/B) (17,821 SF): \$8.00/SF

Former CVS - 90' x 150' of open retail space into front retail (13,500 SF) and rear stock room (4,320 SF).

223 - 221 S. Mattis Ave (Suite 10 - 11) (5,252 SF): \$10.00/SF (Divisible)

Former State Beauty Supply - Formally two suites that could easily be demised into two approx. 2,625 SF bays. Both spaces have open retail in the front and storage in the rear, each with one restroom.

229 S. Mattis Ave (Suite 13A) (481 SF): \$12.00/SF

Former Barber Shop that is small but open with 1 restroom.

125 S. Mattis Ave (Suite 14B/14 Front) (14,200 SF to 43,962 SF): \$6.00/SF (Divisible)

Former Ant's in Your Pants - Former children's entertainment venue. This space is located in the 'L' of the building and has wide open retail space with large bay windows, approx. 14' clear, and restrooms against the northeast corner of the space.

121 S. Mattis Ave (Suite 17) (1,200 SF): \$10.00/SF

Former Nail Salon that has some buildout including plumbing near the front of the space and an office/room in the rear.

119 S. Mattis Ave. (Suite 18) (930 SF): \$10.00/SF

Former Cell Phone Store that is wide open with a store room/office in the rear.

117 S. Mattis Ave. (Suite 18A) (1,150 SF): \$10.00/SF

Former Hair Cut Store that is open in the front and has an office in the rear. Some of the additional plumbing remains.

115 S. Mattis Ave. (Suite 19) (4,200 SF): \$8.00/SF

Former Restaurant that will be gutted in the upcoming months and will allow for wide open retail or a new custom buildout.

2206 W. Springfield Ave. (Suite 28D) (2,220 SF): \$8.00/SF

This space is open garage space featuring 4 overhead doors on the west side and 2 on the south (one would need to be a front door.) The storage space is roughly 30' x 73' and has a restroom in the rear.

1912 W. Springfield Ave. (Suite 25) (2,040 SF): \$10.00/SF

Former First Federal Bank that has 3 drive through lanes, vault, and a walk-up window. Space could be gutted and used as office or retail.

230 Country Fair Dr. (Suite O-1/A1) (5,470 SF): \$8.00/SF

Former Wild Birds and More is set up more as an open office space with several large rooms and an overhead garage door.

## OVERVIEW

Address	Varies
Lease Price	\$6.00 - \$12.00/SF NNN
Available Space	481 - 43,962 SF
Building Size	304,588 SF
Land Size:	33 Acres
Zoning	CG- Commercial General
Estimated NNN:	\$1.63/SF-2023





# Country Fair Shopping Center



## PROPERTY HIGHLIGHTS

- High Visibility and Traffic Counts
- Central Location
- Great Interstate Access
- Large Parking Lot (2,000 Spaces)
- Variety of Unit Sizes to Choose From
- On-Site Maintenance

## LOCATION DISCRPTION

Country Fair Shopping Center host over 300,000 SF of retail space (2,000 Parking spots) on a prime 33 Acre site in West Champaign at the Northwest Corner of Springfield Ave. (IL Rt. 10) and Mattis Ave. This corner boasts traffic counts of 14,600 VPD on Springfield and 23,000 VPD on Mattis which are among the highest in Champaign-Urbana. The immediate area is dominated with retail on all four corners including Round Barn Shopping Center (160,200 SF), Union Square (11,538 SF), and Walgreens on southeast corner. Area retailers include: Ruler Foods, Big Lots, Walgreens, Chase Bank, Starbucks, OSF Urgo, Jimmy Johns, Dollar Tree, Dollar General, Dunkin Donuts, Jimmy John's, Arby's, Taco Bell, OHOP, Kinkos, and many more local, regional, and national retailers.

## DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	90,403	132,648	164,389
2021 Population	95,960	140,453	174,587
2026 Population (Projected)	99,433	145,061	180,766
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	36,286	53,879	66,372
2021 Households	39,075	57,743	71,343
2026 Households (Projected)	40,751	60,000	74,263
INCOME	3-MILES	5-MILES	10-MILES
2021 Median HH Income	\$49,740	\$51,431	\$56,087
2021 Avg. HH Income	\$76,418	\$80,709	\$86,098
2021 Per Capita Income	\$31,724	\$33,610	\$35,591



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Country Fair Shopping Center

**CVS pharmacy** **DOLLAR TREE** **CGA**

**DOLLAR GENERAL** **THORNTONS**

**CHASE** **TACO BELL** **ONE T'S CORNER POCKET**

**BIG LOTS!** **CSL Plasma** **Ruler FOODS**

Save time. Save money. Every day!

Billiards • Pub • Eatery • Live Music  
Champaign • Illinois

Good for You. Great for Life.

**W. SPRINGFIELD AVENUE**

**S. MATTIS AVENUE**

**OSF** **UBREAKIFIX**

**urgo** **Jersey Mike's**

**STARBUCKS COFFEE** **AT&T**



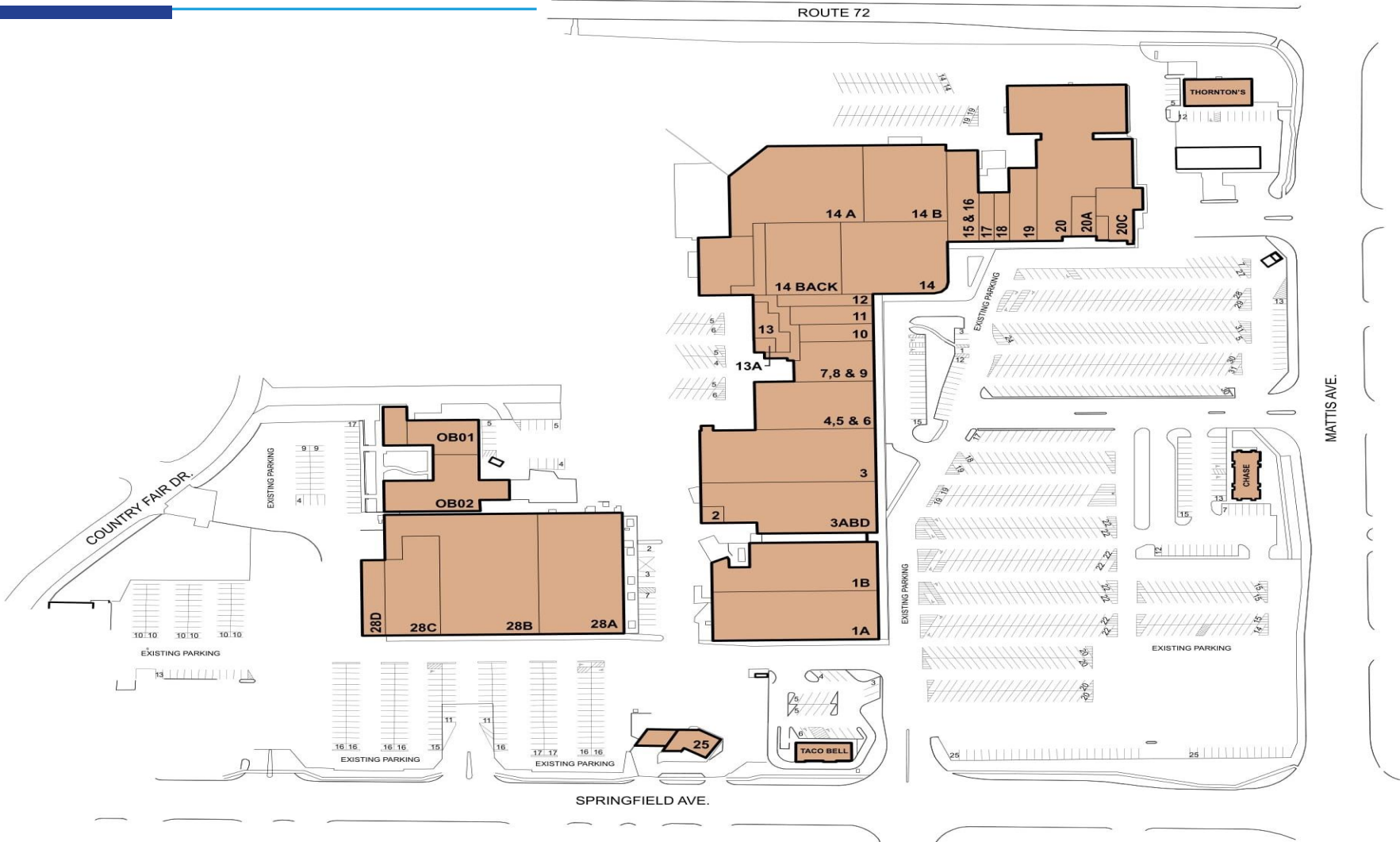


# Country Fair Shopping Center



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## SITE PLAN



COUNTRY FAIR SHOPPING CENTER  
CHAMPAIGN, IL



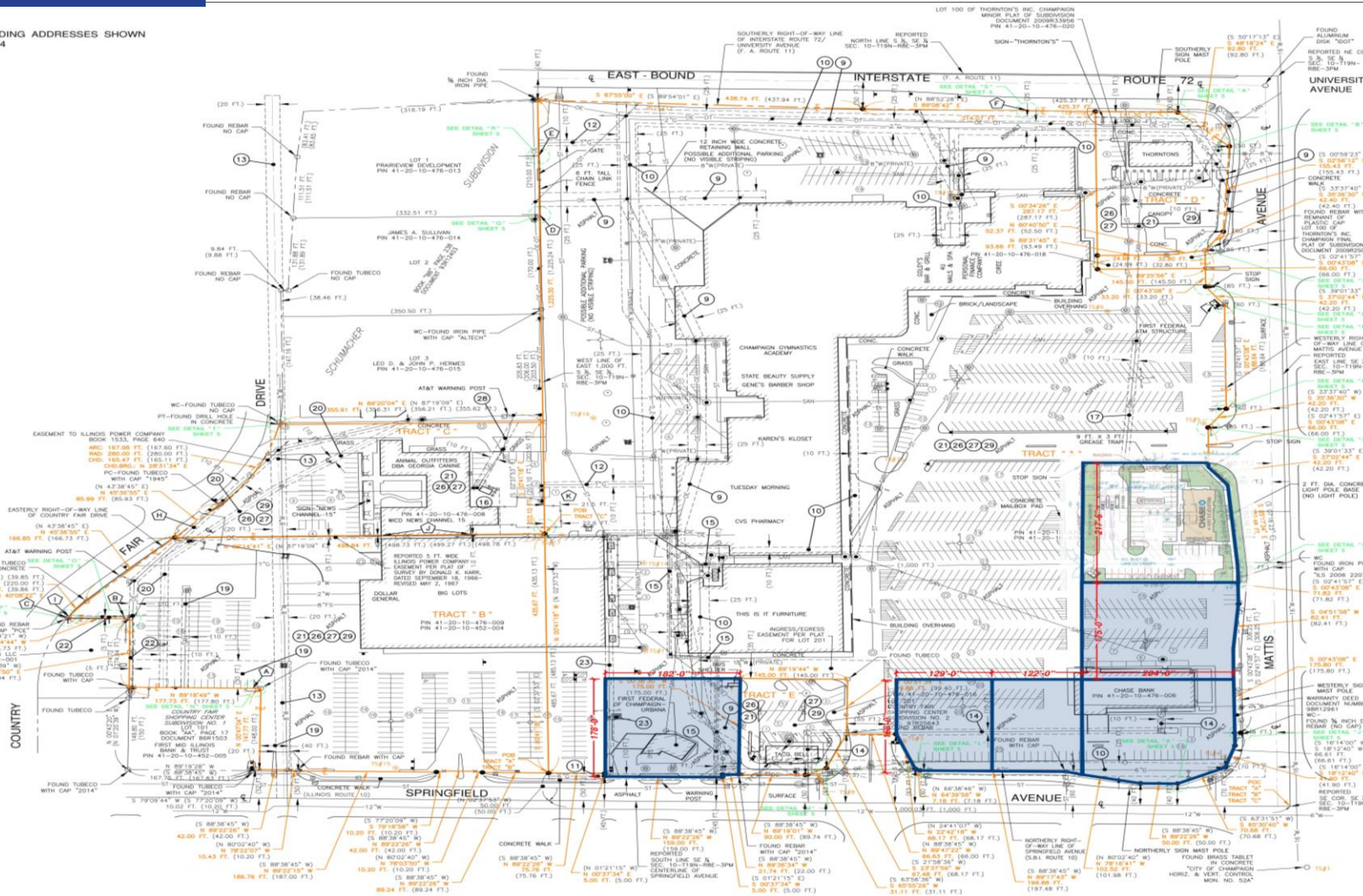
# Country Fair Shopping Center



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## POTENTIAL OUTLOTS

NOTE: BUILDING ADDRESSES SHOWN ON SHEET 4



- INDEX TO SHEETS**
1. SURVEY PLAT
  2. SURVEYOR'S REPORT / LEGEND KNOWN PRIOR SURVEYS
  3. GENERAL NOTES / UTILITIES NOTE / REPORTED EASEMENTS
  4. BUILDING DIMENSIONS
  5. SURVEY DETAILS / ENCROACHMENTS
  6. AERIAL ORTHOPHOTO OF 2011

**PARKING SPACES**

NUMBER OF REGULAR PARKING SPACES:	1,196
NUMBER OF ACCESSIBLE PARKING SPACES:	23
<b>TOTAL NUMBER OF PARKING SPACES:</b>	<b>1,219</b>

⊙ INDICATES AREA OF PAVEMENT WHERE FAINT REMNANTS OF STRIPING PAINT WERE OBSERVED IN FIELD WHERE PARKING SPACES MAY BE OR MAY HAVE BEEN AND THUS NOT ABLE TO CONFIRM.

**AREA SUMMARY**

TRACT "A":	23.87 ACRES ±
TRACT "B":	4.98 ACRES ±
TRACT "C":	1.92 ACRES ±
TRACT "D":	1.07 ACRES ±
TRACT "E":	0.55 ACRES ±
<b>TOTAL:</b>	<b>32.39 ACRES ±</b>

SIGNED AND SEALED JUNE 26, 2013

*Edward H. Clancy*  
 EDWARD H. CLANCY, L.S., P.E., VICE PRESIDENT  
 BERNIS, CLANCY AND ASSOCIATES, P.C.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
 LICENSE EXPIRATION: NOVEMBER 30, 2014  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS  
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
 LICENSE EXPIRATION: APRIL 30, 2015

**SURVEY PLAT**

ALTA / ACSM LAND TITLE SURVEY  
 COUNTRY FAIR SHOPPING CENTER  
 CITY OF CHAMPAIGN,  
 CHAMPAIGN COUNTY, ILLINOIS

J.U.L.I.E.  
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. 800.868.0125

**BERNIS, CLANCY AND ASSOCIATES**  
 ENGINEERS • SURVEYORS • PLANNERS  
 405 EAST MAIN STREET • POST OFFICE BOX 755  
 URBANA, ILLINOIS 61802-0755  
 PHONE: (217) 384-1144 FAX: (217) 384-3386  
 JOB: 6748 DATE: 06/26/13 SHEET 1 OF 6  
 FILE: 6748.DWG 06/26/13

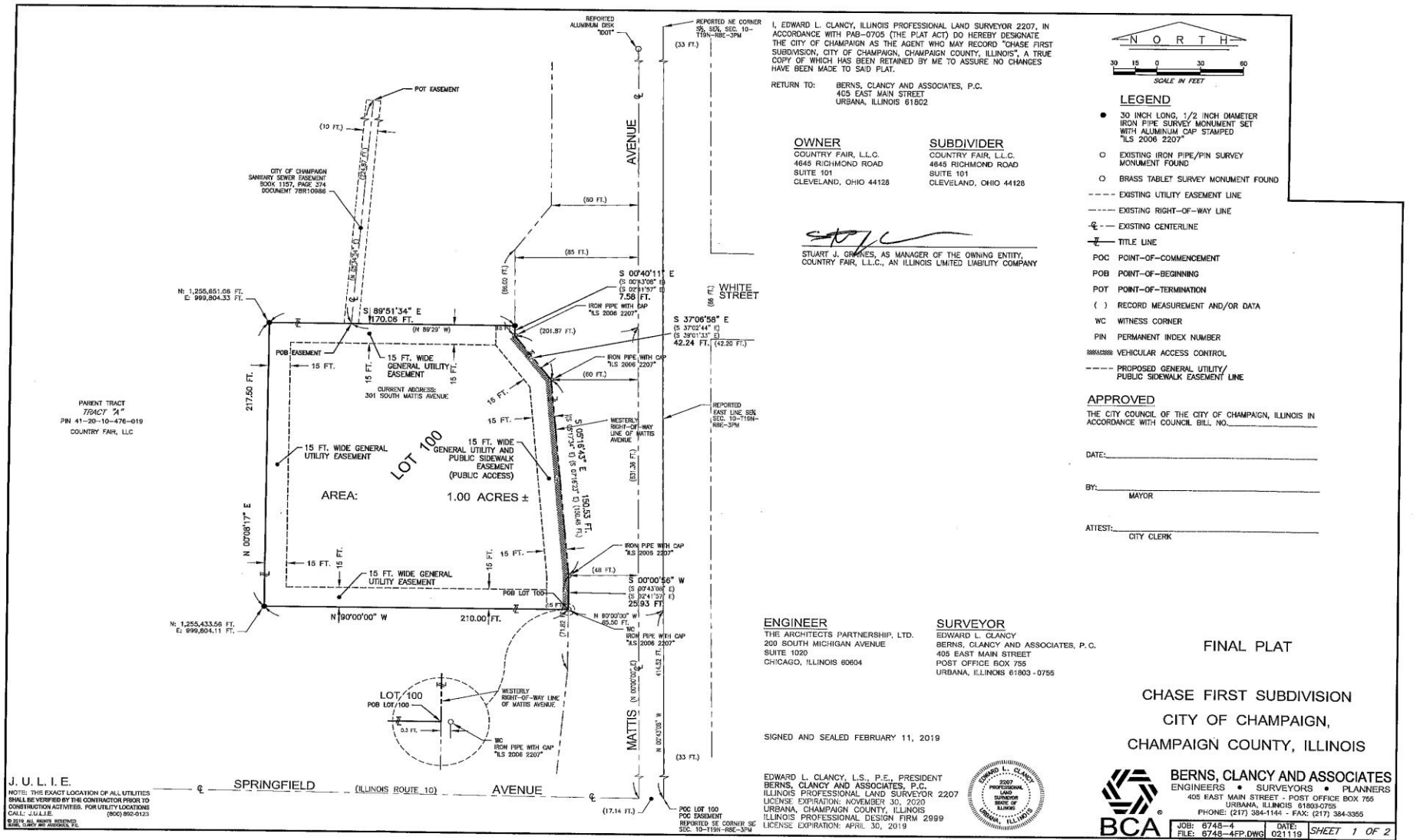


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## OUTLOT 100



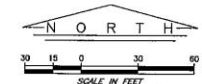
I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, IN ACCORDANCE WITH PAR-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF CHAMPAIGN AS THE AGENT WHO MAY RECORD "CHASE FIRST SUBDIVISION, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS", A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

RETURN TO: BERNs, CLANCY AND ASSOCIATES, P.C.  
405 EAST MAIN STREET  
URBANA, ILLINOIS 61802

**OWNER**  
COUNTRY FAIR, L.L.C.  
4645 RICHMOND ROAD  
SUITE 101  
CLEVELAND, OHIO 44128

**SUBDIVIDER**  
COUNTRY FAIR, L.L.C.  
4645 RICHMOND ROAD  
SUITE 101  
CLEVELAND, OHIO 44128

*STUART J. CRANES*  
STUART J. CRANES, AS MANAGER OF THE OWNING ENTITY,  
COUNTRY FAIR, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY



- LEGEND**
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
  - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
  - BRASS TABLET SURVEY MONUMENT FOUND
  - EXISTING UTILITY EASEMENT LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING CENTERLINE
  - TITLE LINE
  - POC POINT-OF-COMMENCEMENT
  - POB POINT-OF-BEGINNING
  - POT POINT-OF-TERMINATION
  - ( ) RECORD MEASUREMENT AND/OR DATA
  - WC WITNESS CORNER
  - PIN PERMANENT INDEX NUMBER
  - 888602888 VEHICULAR ACCESS CONTROL
  - PROPOSED GENERAL UTILITY/PUBLIC SIDEWALK EASEMENT LINE

**APPROVED**  
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

**ENGINEER**  
THE ARCHITECTS PARTNERSHIP, LTD.  
200 SOUTH MICHIGAN AVENUE  
SUITE 1020  
CHICAGO, ILLINOIS 60604

**SURVEYOR**  
EDWARD L. CLANCY  
BERNS, CLANCY AND ASSOCIATES, P.C.  
405 EAST MAIN STREET  
POST OFFICE BOX 755  
URBANA, ILLINOIS 61803-0755

FINAL PLAT

CHASE FIRST SUBDIVISION  
CITY OF CHAMPAIGN,  
CHAMPAIGN COUNTY, ILLINOIS

SIGNED AND SEALED FEBRUARY 11, 2019

EDWARD L. CLANCY, L.S., P.E., PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
LICENSE EXPIRATION: NOVEMBER 30, 2020  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
LICENSE EXPIRATION: APRIL 30, 2019



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PHONE: (217) 384-1144 - FAX: (217) 384-3365



JOB: 6748-4 DATE: 02/11/19  
FILE: 6748-4FP.DWG SHEET 1 OF 2

**J. U. L. I. E.**  
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## CONTACT INFORMATION



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