



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL SPACE FOR LEASE – DRIVE-THRU AVAILABLE

\$25.00 / SF / NNN



FOR LEASE

408 W. Town Center Blvd.

Champaign, IL 61822

2,230 – 4,491 SF

RETAIL

LEASE PRICE

\$25.00 / SF

LEASE TYPE

NNN

BUILDING SIZE

8,982 SF

YEAR BUILT

2020

TRAFFIC COUNTS

Town Center: 9,200 VPD
Neil Street: 11,000 VPD

ZONING

CG – Commercial
General

PROPERTY DESCRIPTION

Market Place Crossing is a 3-acre development anchored by La-Z-Boy and Freddy's Frozen Custard & Steakburgers that is strategically located along Town Center Boulevard between Prospect Avenue and Neil Street. An additional 8,982 SF of retail space was constructed in 2020 and offers inline and endcap retail space for lease.

Suites 408 and 410 have been leased and 4,491 SF of space remains and can be divided into 2,261 SF (Suite 414 – endcap), and 2,230 SF (Suite 412 – inline). Suite 414 on the west endcap has the opportunity for a drive-thru and the building benefits from cross access and parking agreements with the neighboring properties and pylon signage is available along Town Center Boulevard.

Suites will be delivered as a vanilla-box.

AREA DESCRIPTION

The subject property is ideally located just west of what will be the main entrance to a brand-new Costco, that is expected to be completed by late 2020.

Major retailers in the area include Menards, Target, Macy's, Dick's Sporting Goods, Sam's Club, Meijer, Aldi, Walmart Supercenter, Ashley Furniture, Kohl's, PetSmart, Hobby Lobby, and many more.



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201 W Springfield Ave. 11th Floor
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FLOOR PLAN

KEYED OFF OF UNIT SCHEDULE

FAHRENHEIT/DEGREE		COOLING/HEATING DATA		ELECT. CHART		DESIGN DATA						
REHUMIDIFY	WTR VOLUME (GAL/MIN)	EXT. SP. (N.W.C.)	WATER IN (GPM)	COOLING CAP (BTU/H)	HEATING CAP (BTU/H)	PH	Hz	WACAP	WTR	MODEL	REMARKS	
CONFLOW	3200	4		75.0	1200	208	3	60	35	50	TRANE	PRECEDENT 1,3,4
CONFLOW	3200	4		75.0	1200	208	3	60	35	50	TRANE	PRECEDENT 1,3,4
CONFLOW	3200	4		75.0	1200	208	3	60	35	50	TRANE	PRECEDENT 1,3,4
DO_FLOW	3200	4		75.0	1200	208	3	60	35	50	TRANE	PRECEDENT 1,3,4

ALL WITH STANDARD 14-CURVE
ALL WITH STANDARD 14-CURVE
ALL WITH STANDARD 14-CURVE
ALL WITH STANDARD 14-CURVE

SCHEDULE

SIRCHP LOCATION	AIR VOL (CFM)	EXT. S.P.F8 (N.W.C.)	SPEED (RPM)	MOTOR HP	WIRE	FAN TYPE	ELEC CHNG.			DESIGN BASIS		REMARKS
							V	PH	HZ	WVOL	MODEL	
RESTROOMS CCT BNS	15	1	800	-	DIRECT	CEILING	120	1	60	BREITHEIM CK	SP-480	1

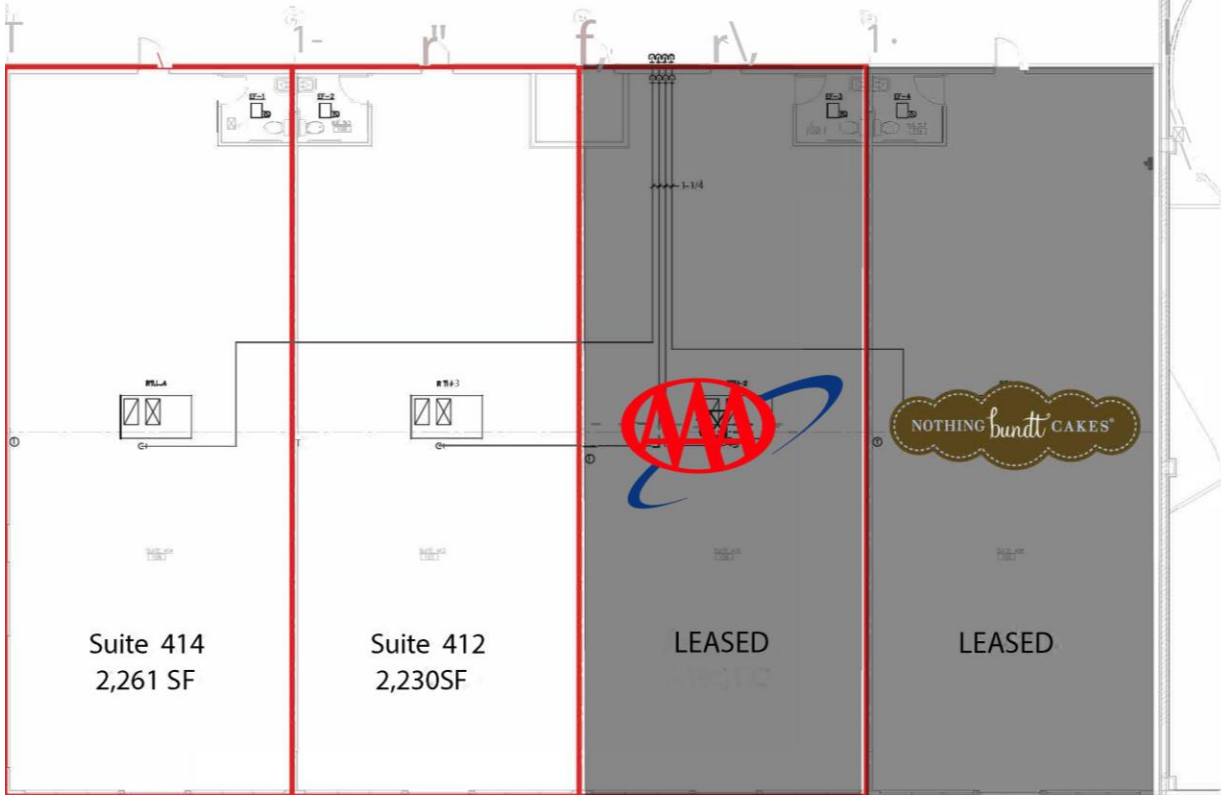
PREPARED BY: JOSH MARKIEWICZ

GENERAL NOTES

1. ALL UNITS TO BE CALIBRATED AND CONSTRUCTED PER SHAWA LOW PRESSURE STANDARDS.
2. ALL UNITS TO BE CALIBRATED AND CONSTRUCTED PER SHAWA LOW PRESSURE STANDARDS.
3. ALL SUPPLY NECESSITIES ARE OUTSIDE THE UNIT'S UNIT.
4. ALL SUPPLY TO BE SCHEDULE 40 STEEL. ALL SUPPLY TO BE SCHEDULE 40 STEEL.
5. ALL UNITS TO BE 7-DAY MAINTAINABLE.

KEYED NOTES 0

1. FURNISH AND INSTALL SUPPLY/RETURN DUCTS TO BE EXTENDED BY OTHERS WHEN TENANT FIT-OUT OCCURS.
2. EACH TENANT SPACE TO BE METERS INDIVIDUALLY.



FLOOR PLAN

SCALE: 3/16"=1'-0"



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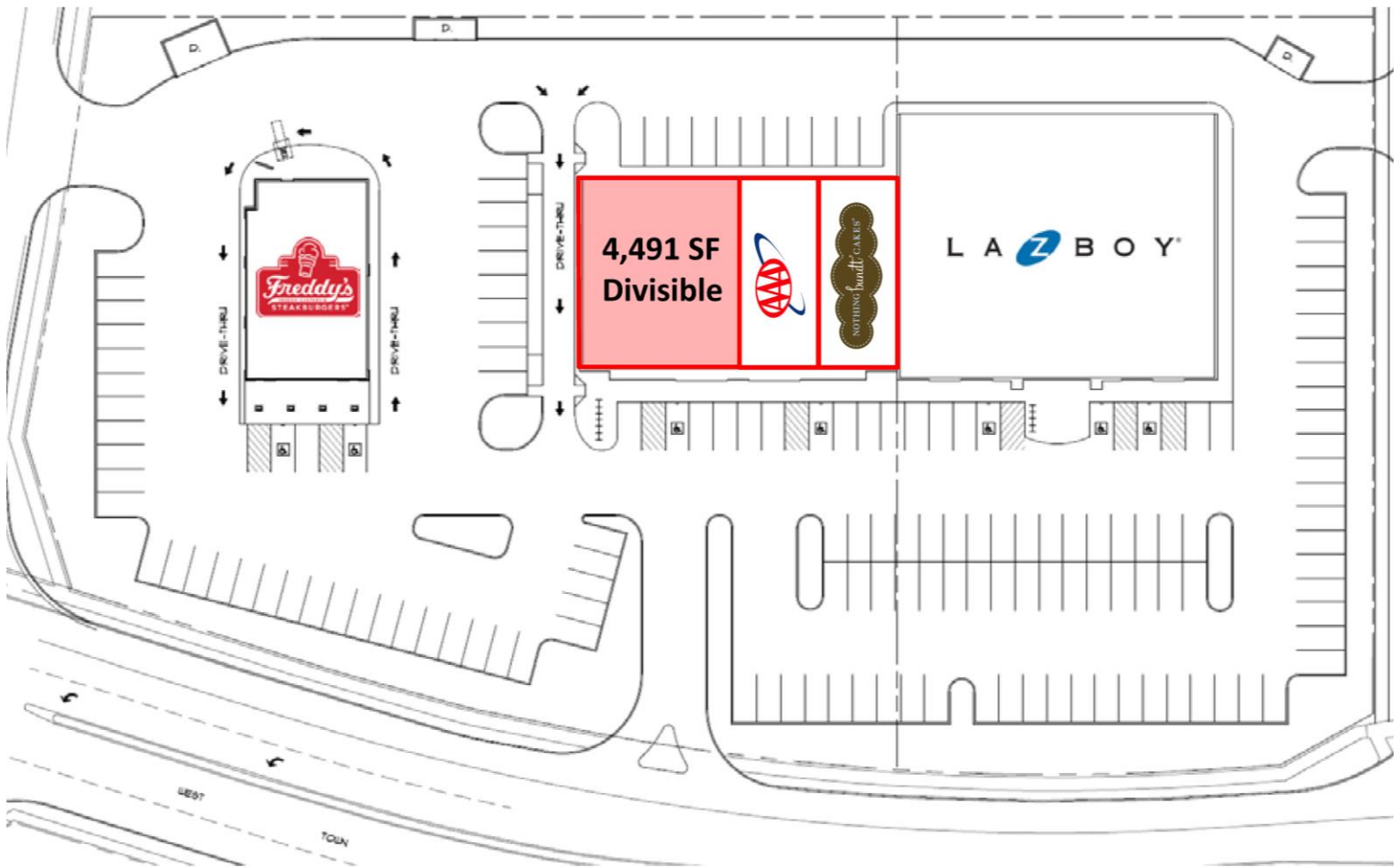
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SITE PLAN



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