



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

UPSCALE SHOPPING CENTER FOR LEASE

\$17.00 / SF / NNN

FOR LEASE



1733 W Kirby Avenue

Champaign, IL 61821

1,750 SF

RETAIL

BUILDING SIZE

47,000 SF

TAX PIN

45-20-23-102-002

TRAFFIC COUNTS

S Mattis Ave – 19,200 AADT
W Kirby Ave – 15,300 AADT

AVAILABLE SPACE

Suite 1733: 1,750 SF

PARKING SPACES

200 Spaces

ZONING

CN – Commercial
Neighborhood

PROPERTY DESCRIPTION

Old Farm Shops is a 47,000 SF neighborhood shopping center featuring a mix of upscale retailers, popular dining options, excellent signage opportunities and ample parking.

Suite 1733: +/- 1,750 SF of retail space with a large open area in the front, a back room, a single restroom, and storage. The suite has two electrical panels with 3-phase, 4-wire, 208/120Y volts, 400 amps.

The center features a curated mix of national and local retailers such as Panera Bread, Parlor Doughnuts, Mainstream Boutique, The UPS Store, Chico's 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.



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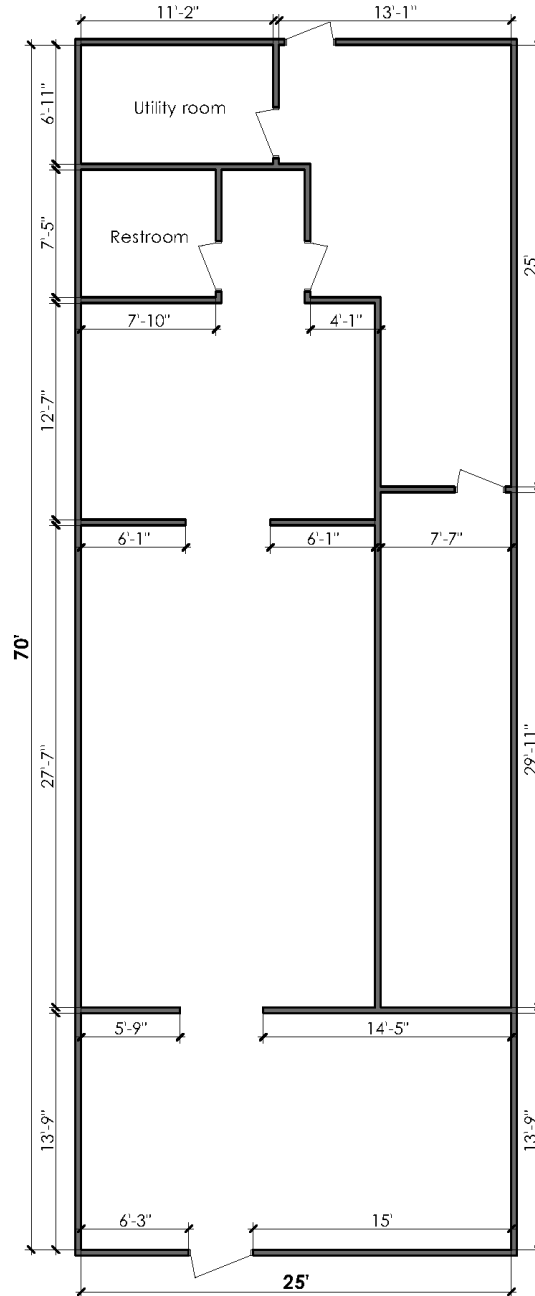
**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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FLOOR PLAN



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