COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Prime Champaign Retail Space | Costco Corridor | Drive-Thru Available

Lease Price: $25.00/ SF NNN

FOR LEASE



409 W Town Center Blvd.

Champaign, IL 61822

6,796 SF **RETAIL**

LEASE PRICE

$25.00/ SF NNN

AVAILABLE SPACE

2,200-4,500 Contiguous

PARKING

90 Spaces

YEAR BUILT

2022

ZONING

CG- Commercial General

TRAFFIC COUNTS

W Town Center Blvd – 8,500 AADT
N Neil St – 11,300 AADT

PROPERTY DESCRIPTION

This 9,020 SF inline retail center offers three available suites in shell condition, ranging from approximately 2,200 to 2,300 SF, including an endcap suite with drive-thru capability. Situated at the prominent intersection of West Town Center Boulevard and North Neil Street, the property provides an excellent opportunity for retail, restaurant, medical, and service-oriented tenants seeking space in the highly desirable North Champaign commercial corridor. The landlord is prepared to provide tenant improvement (TI) allowances for qualified tenants, allowing customized buildouts to accommodate specific operational requirements.

Planned development of the adjacent parcel includes a new retail center and 60 additional shared parking spaces, expanding the overall parking capacity to approximately 90 spaces upon completion. This proposed expansion will enhance accessibility, parking convenience, and complementary retail synergy, further positioning the property as an attractive leasing opportunity within one of Champaign's most active retail destinations.

AREA DESCRIPTION

Strategically located at the intersection of West Town Center Boulevard and North Neil Street, 409 W Town Center Boulevard sits within one of Champaign's premier retail corridors, surrounded by established national retailers, restaurants, and major shopping destinations. The property benefits from its proximity to Costco Wholesale, Market Place Shopping Center, and the extensive commercial development along North Neil Street, which serves as a primary north-south retail thoroughfare connecting Interstate 74 with the greater Champaign-Urbana market. The location offers excellent visibility, convenient access to surrounding residential neighborhoods, and strong regional consumer draw from the area's concentration of shopping, dining, and entertainment destinations.



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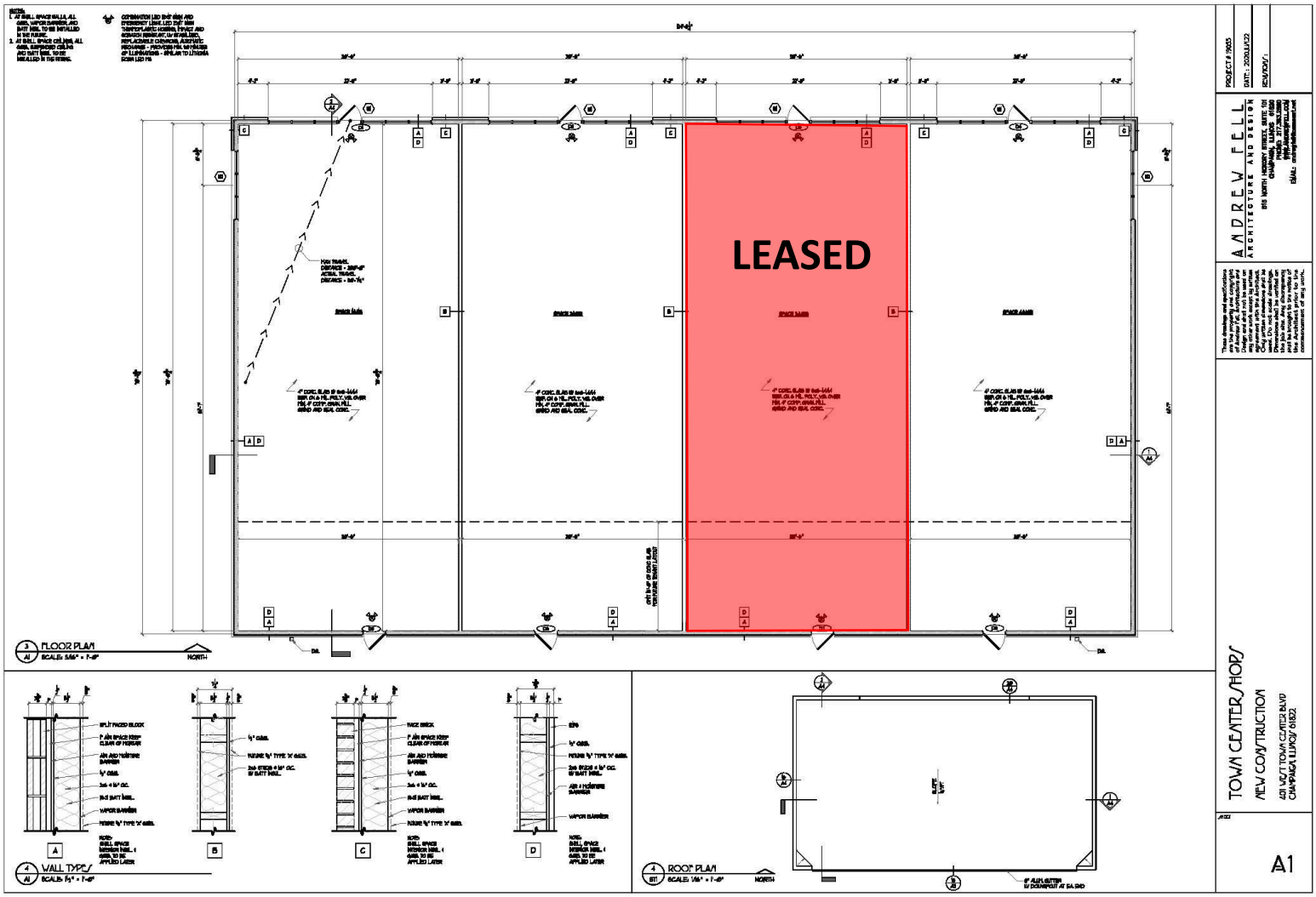
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FLOOR PLAN





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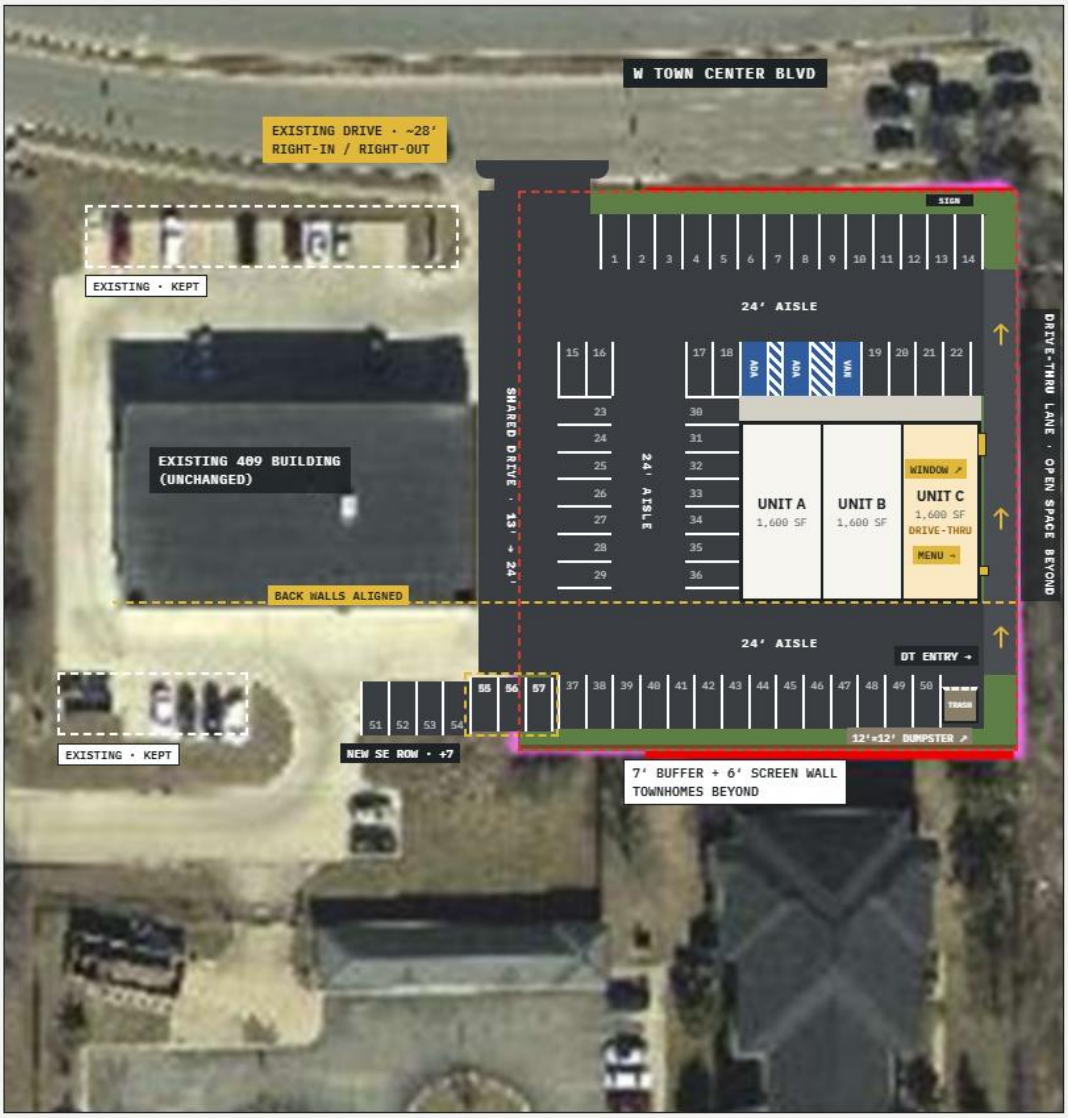
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SITE PLAN

CONCEPT SITE PLAN · COMBINED 409 SITE · W TOWN CENTER BLVD, CHAMPAIGN IL

Building moved north, back walls aligned · 60 new spaces

N ↑ · scale approx. 1″ = 42′
new parcel ≈ 165′ × 185′ (0.70 ac)



+60 new

57 standard plus 3 accessible (1 van), in addition to the existing 409 parking. The new building's back wall now lines up with the 409 building's.

NEW PARKING

Front row, along road	14
Storefront row	11 (incl. 3 ADA)
West of building	14
South row (new)	14
SE row, 409 lot	7
New total	**60**

NEW BUILDING

Size	4,800 sf · 80′ × 60′
Units	3 × 1,600 sf (26.7′ × 60′)
Drive-thru	Unit C, east end
Stacking	~70′ ≈ 4 cars in lane

WHAT CHANGED

The building moved north and became deeper and shorter (80′ × 60′), so the space in front of it fits one row and an aisle cleanly.

New aisle and 15-space row behind the building; the row faces north, so headlights point away from the townhomes.

Parking wraps the west side of the building, along a new aisle linking front and back.

Drive-thru now runs straight up the east edge, entered from the rear aisle.

Southeast of the 409 building, the row now runs continuously into the new south row: the shared drive ends at the rear aisle, freeing room for 3 more spaces (55–57).

Small 12′×12′ dumpster enclosure for the new building at the east end of the south row, gates facing the rear aisle; it takes one space.

Town Center Blvd driveway narrowed from ~36′ to ~28′ (one 14′ lane each way), freeing room for one more space in the front row.



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AERIAL





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