MODERN STANDALONE OFFICE FOR SALE

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



810 W. Springfield Ave
Champaign, IL 61820

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for sale 810 W. Springfield Avenue, a prominently located, 3,593 square foot, single-story modern professional office building situated on 0.30 acres in central Champaign.

Constructed in 2017, the building is in great condition and features a modern, functional interior designed to accommodate a variety of professional and administrative uses. The thoughtfully configured floor plan includes an enclosed entrance foyer, reception and waiting area, private perimeter offices, a central open workspace, conference and training rooms, a breakroom, storage, and multiple restrooms. Abundant natural light throughout the building creates a bright, welcoming environment for employees and visitors.

The property features a poured concrete foundation, shingle roof, polymer siding, and two well maintained HVAC systems. Situated on a corner parcel, the site provides frontage along Springfield Avenue and convenient on-site parking in a dedicated concrete lot along the north side of the building.

810 W. Springfield Avenue benefits from a central location with convenient access to the surrounding Champaign-Urbana community. Situated just east of the signalized intersection of Springfield and Prospect Avenues, the property enjoys excellent visibility along two established commercial corridors with combined traffic counts exceeding 31,000 vehicles per day. The location provides connectivity to Neil Street, Mattis Avenue, Interstate 74, and Interstate 57, while offering proximity to a wide variety of restaurants, retail establishments, professional services, and other area amenities.

PROPERTY INFORMATION

Address	810 W. Springfield Avenue Champaign, IL 61820
Sale Price	$810,000
Building Space	3,593 SF
Land Size	0.30 Acre
Zoning	CN-1, Neighborhood Commercial
PIN	42-20-12-353-017
RE Taxes	$16,807.20 (2025 payable 2026)



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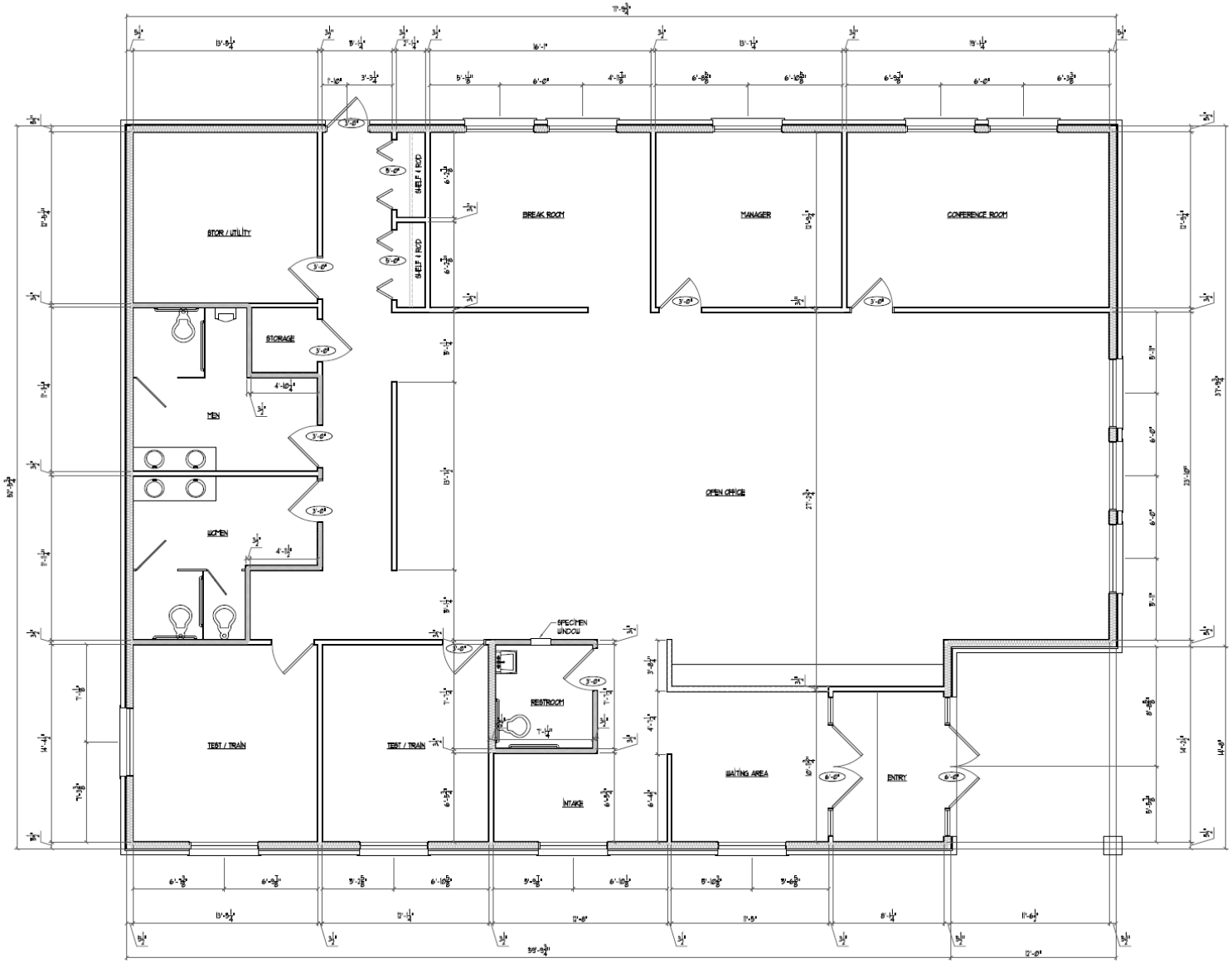


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ARCHITECTURAL PLAN



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CONCEPTUAL FURNITURE LAYOUT



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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



110 Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

NORTH

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LOCATION DEMOGRAPHICS

1-MILE RADIUS HIGHLIGHTS (2026 EST.)

16,050
Total Population

8,590
Total Households

1.85
Average Household Size

33.5
Median Age

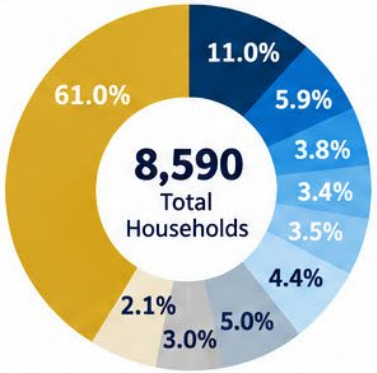
$104,286
Average Household Income

+3.1%
Projected Avg. Household Income Growth (2026 – 2031)

POPULATION & HOUSEHOLDS

	2020	2026 (Est.)	2031 (Proj.)
Total Population	15,939	16,050	**16,188**
Total Households	8,160	8,590	**8,844**
Average Household Size	1.93	1.85	**1.81**
Median Age	32.5	33.5	**34.5**

HOUSEHOLDS BY INCOME (2026)



$200,000+	4.3%
$150,000 – $199,999	5.2%
$125,000 – $149,999	7.1%
$100,000 – $124,999	7.9%
$75,000 – $99,999	9.6%
$60,000 – $74,999	8.3%
$50,000 – $59,999	4.5%
$35,000 – $49,999	5.0%
$25,000 – $34,999	3.5%
< $25,000	15.9%

GROWTH TRENDS (2026 – 2031)

Population	+0.20%
Households	+0.60%
Family Population	+0.30%
Average Household Income	+3.10%

A stable and growing population base, strong household incomes, and a balanced mix of owners and renters make this a compelling location for office, professional service, staffing, and training-oriented users.

Source: *Esri Demographic and Income Profile, 2026. 1-mile radius.*

esri

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OFFERING HIGHLIGHTS

- 3,596 SF standalone professional office building
- 0.30-acre corner site with dedicated on-site parking
- Constructed in 2017 with modern finishes
- Central location near Springfield & Prospect Avenues

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