



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**CUSHMAN &
WAKEFIELD**

FOR SALE

**1605 N. Cunningham Avenue
Urbana, IL 61802**



PROPERTY HIGHLIGHTS

This is a vacant building close to I-74. There are several operating and closed stations within the same block. Great place for retail space as it is in the center of the block and across from 45. This has convenient access to the U of I, Carle, and OSF hospitals. Excellent floor plan for many retail users with plenty of onsite parking.

BUILDING SF	3,699
LAND SF	33,447
YEAR BUILT	2002
PARKING	9 Spaces
TRAFFIC COUNTS	20,600 VPD

SIGNAGE TYPE	4X8 Double Sided
1-MILE (POP.)	209,869
3-MILE (POP.)	209,869
MED. INCOME	\$35,820
SPACE USE	Retail



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LEGAL INFORMATION

TAX PARCEL ID	91-21-04-351-021
2023 RE TAXES	\$30,008.00
ZONING	B-3



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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