



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Urbana

105 E. University Ave.

Property For: **Lease**



DESCRIPTION

Flexible Retail/Office Space

Located adjacent to Blockbuster at the corner of University and Cunningham (5 Points), Urbana. Close to Carle Clinic/Hospital, Downtown Urbana and both the County and Federal Court Houses.

SPECIFICATIONS

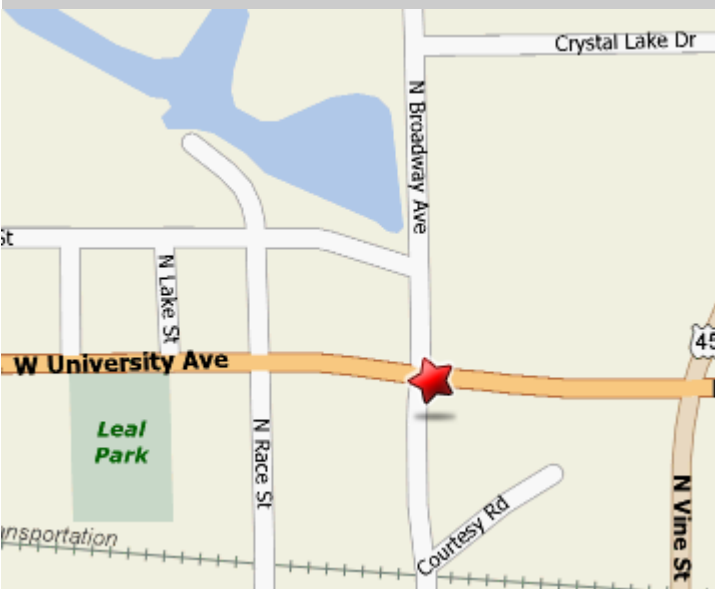
Retail Space: 7,444 sq. ft. (Former Blockbuster)
3,200 sq. ft. (Former Ohana)
Additional 12,000 sq. ft. available

Easy access, ample off-street parking, and great visibility.

Zoned: B-4 Central Business,
(City of Urbana)

Traffic Count: 20,800 Cars per day

Price: \$13.00 per Sq. Ft. NNN
NNN Estimate \$3.00/ Sq. Ft.



MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate, LLC is the agent for, and therefore represents the Lessor.