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**FOR LEASE**  
**\$16.00 / SF / Gross**

**COLDWELL  
BANKER  
COMMERCIAL**  
**DEVONSHIRE REALTY**



**1724 W. Bradley Ave.**  
Champaign, IL 61821

## PROPERTY INFORMATION

**AVAILABLE SF**  
1,570

**LEASE PRICE**  
\$16.00 / SF / YR

**TAX ID**  
41-20-02-355-002

## AREA DESCRIPTION

The subject property is located along West Bradley Avenue at the intersection of North Mattis Avenue. There is easy interstate access to I-57/72. Businesses in the area are Kraft Foods directly across the street, Parkland Community College and Westgate Apartments.

## PROPERTY DESCRIPTION

The available space is located in the west building of Westchester Center between Bombay Market & Metro PCS. This space consists of 1,570 SF and is currently configured as open retail with two restrooms in the rear of the space. The space was formally used as a video gaming cafe and has additional plumbing for limited restaurant equipment. The tenant is responsible for their own utilities (gas, electric & water), trash, and UCSD storm water charges.



**AJ Thoma III, CCIM**  
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**CBC Devonshire Realty**  
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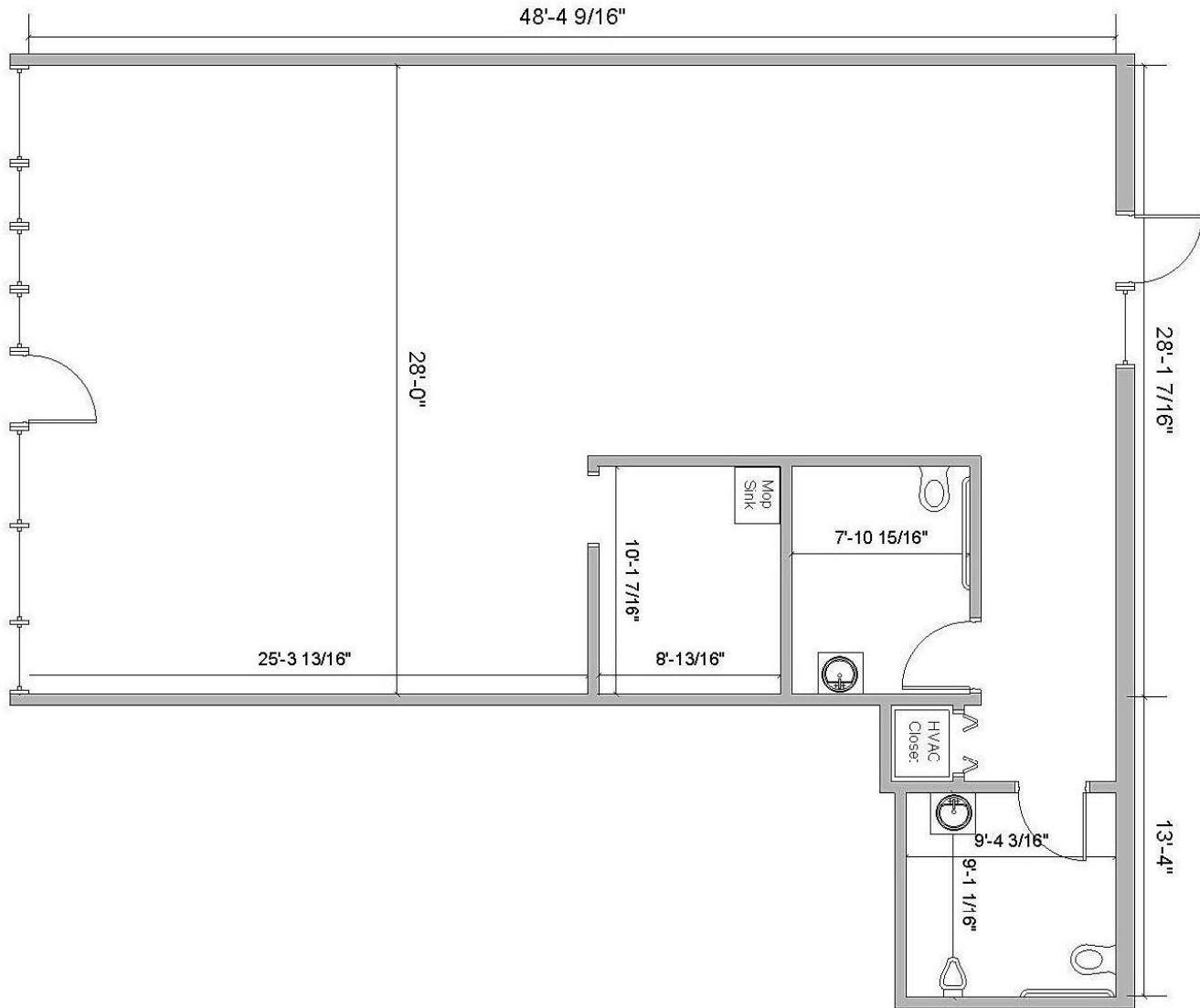
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# FLOOR PLAN



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