



**BURCH KISER
REAL ESTATE, LLC**

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

1417 N. Lincoln Ave.

Property For: **Sale / Lease / Build-to-Suit**



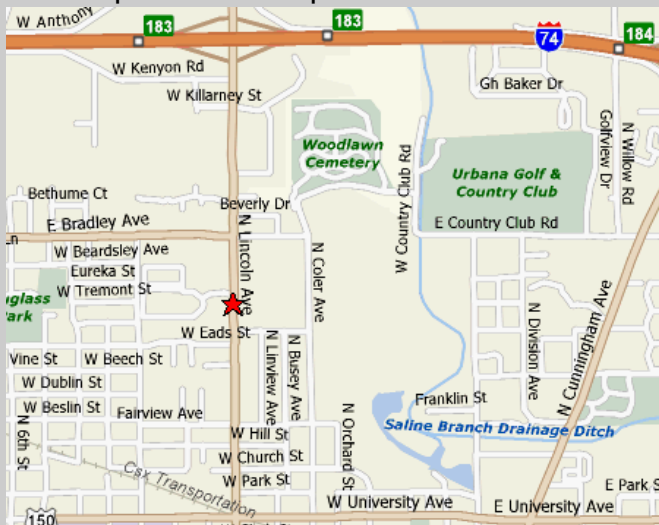
DESCRIPTION

Gateway to the University of Illinois.

0.63 Acre Commercial Lot located adjacent and to the south of the new Circle K Gas/Convenience Store at the intersection of Lincoln Ave. and Bradley Ave., Urbana, IL. The property has great interstate access, high traffic count, easy access, and all utilities are available. Lincoln Ave. is a major entrance to the University of Illinois, and this location is close to several large student apartment complexes.

SPECIFICATIONS

Lot Size:	0.63 Acres
Daily Traffic:	17,129 (Lincoln Ave. 2006) 9,916 (Bradley Ave. 2006)
Frontage:	206.7'
Zoned:	B-3, City of Urbana
Utilities:	All Available
Price:	\$275,000
Disclosure:	Property is broker-owned.



MORE INFORMATION?

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