



**BURCH KISER  
REAL ESTATE, LLC**

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

**Champaign**  
**1505 N. Prospect Ave.**

Property For: **Lease**



**DESCRIPTION**

**SPECIFICATIONS**

1,500 sq. ft. of highly visible retail space, located on N. Prospect Ave., just south of I-74. The property is located close to Home Depot, Wal-Mart, Sams, Lowes, Target and Meijers to name a few of the retailers along this growth corridor.

**Space**

**Available:** 1,500 sq. ft. with an open floor plan. The total building is 6,000 sq. ft.

**PIN:** 41-20-02-431-009

**R.E. Taxes:** \$12,550.58  
(2009 payable 2010)  
(Tenants pay pro-rata share of R.E. taxes)

**Zoned:** CG - Commercial General  
(City of Champaign)

**Price:** \$14.00 per sq. ft. NNN

**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.

