



JAMES BURCH

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

Urbana 1508 N. Cunningham

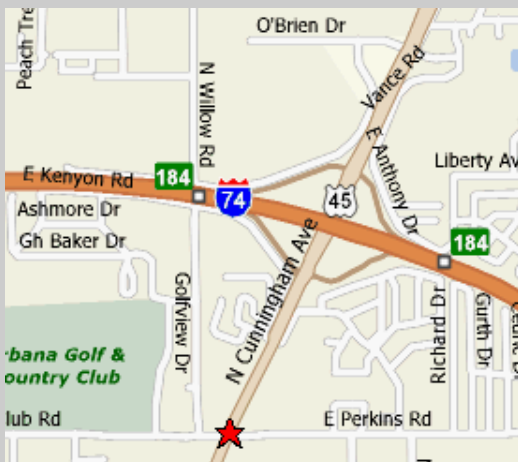
Property For: **Sale / Lease**



DESCRIPTION

Northgate Plaza Shopping Center in Expanding Northeast Urbana

Northgate Plaza is available for sale or lease. The center provides an opportunity for either a Buyer/Investor or a business user to expand. Attractive building with flexible space, great parking, easy access to N. Cunningham and I-74. 2005 Regional Planning Traffic Count map shows 23,929 cars per day on Cunningham Ave. in front of the plaza. The new development in the Cunningham / I-74 neighborhood makes this an exciting opportunity. Tenants include a Martial Arts school, Dollar General, Sherwin Williams, TJ's Laundry, and Urban Beauty Supply.



SPECIFICATIONS

SPACE FOR LEASE

Size:	1,080 Sq. Ft.
Price:	\$12.00 / sq. ft. NNN
Size:	8,450 Sq. Ft.
Price:	\$8.00 / sq. ft. NNN
Lot Size:	± 6.9 AC
Bldg Size:	± 50,361 sq. ft.
PIN #:	91-21-09-103-020 91-21-09-103-022
RE Taxes:	\$ 31,743.88 (2007 pay 2008)
Sale Price:	Owner would consider selling

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**.
Property is Broker Owned.