



# BURCH KISER REAL ESTATE, LLC

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

# Urbana 1508 N. Cunningham

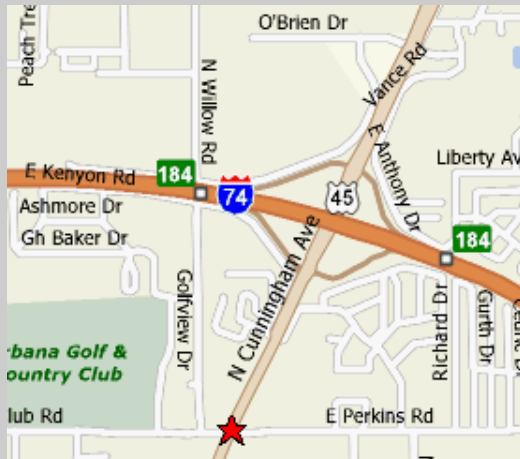
Property For: **Sale / Lease**



## 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

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

### 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.