



# JAMES BURCH

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

# Champaign 2901 W Springfield Ave

Property For: **Lease**



## DESCRIPTION

### PART OF GINGER CREEK SHOPPES

Ginger Creek Shoppes is located at the intersection of W. Springfield Ave. and Duncan Rd., Champaign. Ginger Creek Shoppes is attractive and highly visible with ample parking and easy access. Great location for Retail, Office, or Service Business.

## SPECIFICATIONS

**Space Available:** 1,650 Sq. Ft.

**Daily Traffic Count:** 15,000 on Springfield Ave.  
10,500 on Duncan Rd.

**Zoned:** CN-Commercial  
City of Champaign

**Lease Price:** **\$12.50 per sq. ft.\***

\*Tax Stop and Maintenance Stop

### **MORE INFORMATION?**

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



