



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# CVS - Excess Retail Space

\$20.00 / SF Gross



**FOR SUBLEASE**

## 107 W. Green St,

Champaign, IL 61820

**12,163 SF**

**RETAIL**

### SUBLEASE PRICE

\$20.00 / SF

### LEASE TYPE

Modified Gross

### TAX PIN

43-20-13-209-008

### AVAILABLE SF

12,163 SF

### YEAR BUILT

1970

### ZONING

CG – Commercial  
General

## PROPERTY DESCRIPTION

The retail space will be a direct sublease with CVS. It is a total of 12,163 SF of open retail space on the first floor. The open retail area has 14' clear height to the drop ceiling and 16' to the bottom of the steel I-beams. The space does have a partial basement (95'x60') with 8' ceilings for additional storage. There is a conveyor system that runs down to the basement. There are older restrooms down in the basement and no restrooms currently located on the main level. This is a gross lease and CVS prefers a tenant take the space in "as is" condition and make all improvements to the space.

## AREA DESCRIPTION

The subject property is located on the southwest corner of Neil Street and Green Street. Green Street is the main arterial road that runs into the University of Illinois campus town. The anchor tenant in the building is CVS. The vacant space is located on the west side of CVS. Neil Street is a main arterial road that runs through Champaign and the property is located just south of downtown Champaign.



**AJ THOMA III, CCIM, SIOR**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



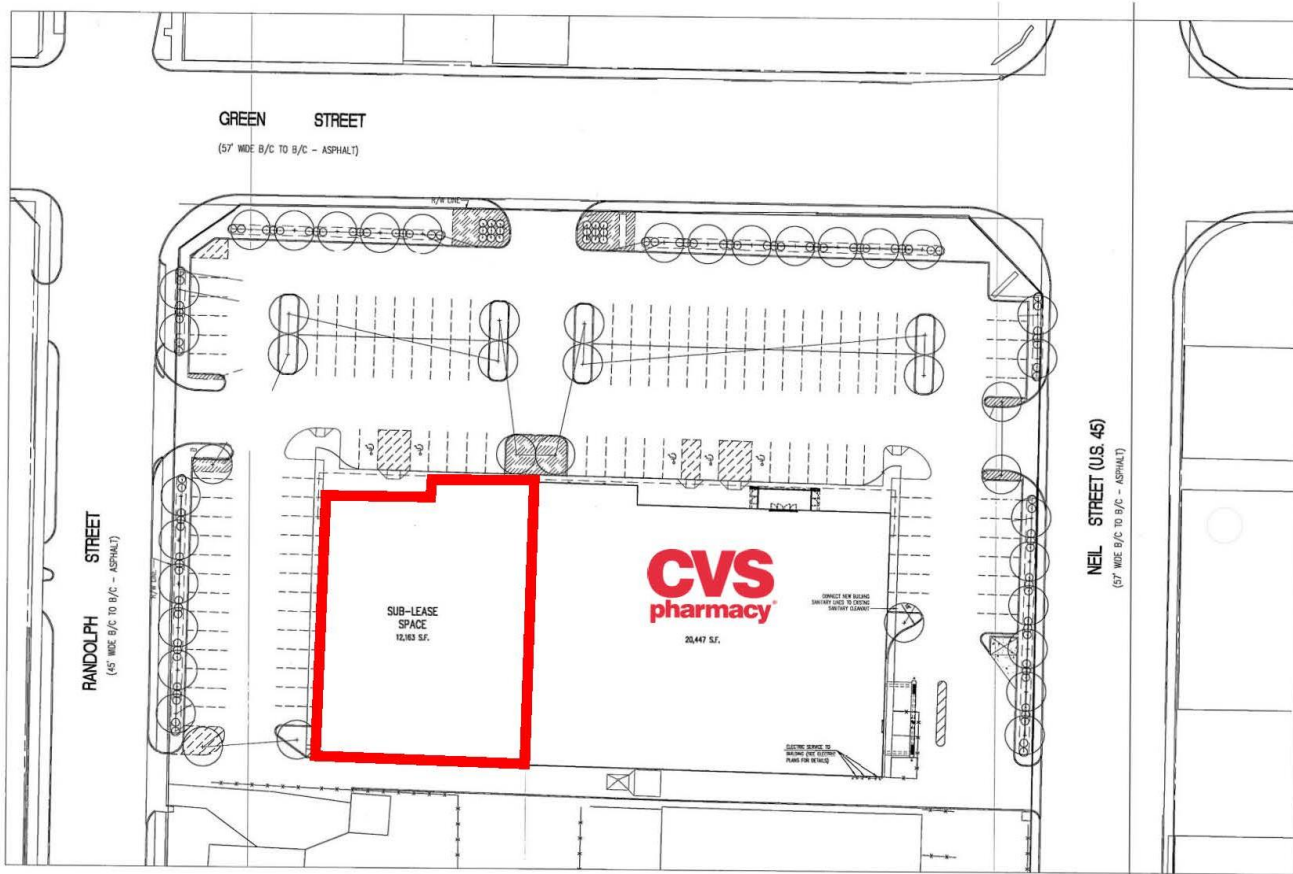
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# CVS - Excess Retail Space

\$20.00 / SF Gross

**FOR  
SUBLEASE**

## SITE PLAN



DATE	DESCRIPTION
11/15/2023	ISSUED FOR PERMIT
11/15/2023	ISSUED FOR PERMIT
11/15/2023	ISSUED FOR PERMIT
11/15/2023	ISSUED FOR PERMIT
11/15/2023	ISSUED FOR PERMIT
11/15/2023	ISSUED FOR PERMIT

STORE #18-589  
107 WEST GREEN STREET  
CHAMPAIGN, ILLINOIS

SITE PLAN



GRAPHIC SCALE  
1" = 100' - 0"



**AJ THOMA III, CCIM, SIOR**  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)  
cbcdr.com



**ZACH WETHERELL, CCIM**  
217-403-3374  
[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.