



BURCH KISER REAL ESTATE, LLC

1417 N. Lincoln Ave.

Property For: **Sale / Lease / Build-to-Suit**

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



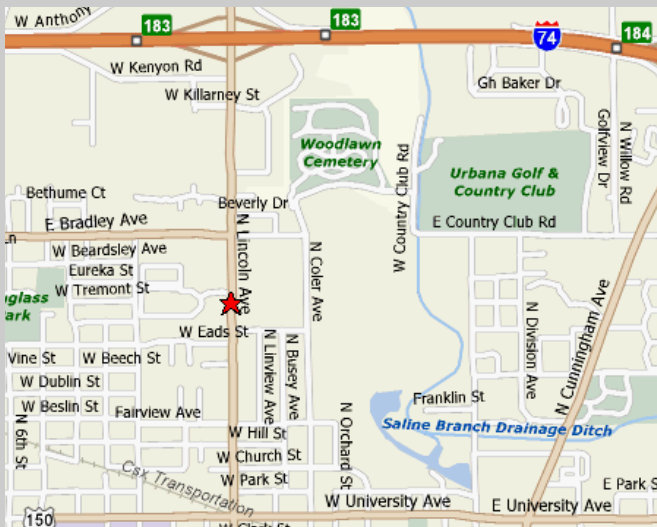
DESCRIPTION

SPECIFICATIONS

Gateway to the University of Illinois.

0.63 Acre Commercial Lot located adjacent and to the south of the new Circle K Gas/ Convenience Store at the intersection of Lincoln Ave. and Bradley Ave., Urbana, IL. The property has great interstate access, high traffic count, easy access, and all utilities are available. Lincoln Ave. is a major entrance to the University of Illinois, and this location is close to several large student apartment complexes.

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|-----------------------|---|
| Lot Size: | 0.63 Acres |
| Daily Traffic: | 17,129 (Lincoln Ave. 2006) 9,916 (Bradley Ave. 2006) |
| Frontage: | 206.7' |
| Zoned: | B-3, City of Urbana |
| Utilities: | All Available |
| Price: | \$249,000 |
| Disclosure: | Property is broker-owned. |



MORE INFORMATION?

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor. Office: 511 N Neil St., Champaign, IL 61820