2012-2028 N Prospect

Champaign Town Center

Champaign, Il

Features

- 316,000 sf power center anchored by Lowe's and Target
- Ample Parking with over 2,000 surface parking spots at center with a 5.71 spots per 1,000sf ratio
- Ideal location on North Prospect Ave, Champaign's main retail and shopping corridor
- 2,000 sf of open space or 3,614 sf of fully-equipped restaurant space available
- 50,000 vehicles per day pass Champaign Town Center

Traffic

Area Retailers

Come Join

Tenants	Square Feet
America's Best	3,800 SF
Honey Baked Ham	3,614 SF
David's Bridal	9,000 SF
Radio Shack	2,000 SF
Cost Cutters	1,200 SF
Sally Beauty Supply	1,600 SF
Disc Replay	3,240 SF
TOTAL	24,454 SF

IMPERIAL REALTY COMPANY Adam Bell | 773.736.6574 | abell@imperialrealtyco.com

Site Information

- Immediately available retail space in the prime Champaign retail market
- 3,614 square foot former restaurant space and 2,000 square foot open vacancy
- Less than a mile from I-74 with multiple access points
- Perfect for Restaurants, Fitness Centers, Medical, and Other Retail Uses
- Champaign is a regional hub in Central Illinois that attracts consumers from a 40 mile Trade Area Radius
- Close proximity with Market Place Mall - regional shopping center for Central Illinois
- Serviced by the Yellow [1] & Purple [3] public transportation bus routes daily
- 2.5 Miles to University of Illinois Campus (44,000+ students)
- 3 Miles to Parkland Community College (20,000+ students)

IMPERIAL REALTY COMPANY Adam Bell | 773.736.6574 | abell@imperialrealtyco.com

Demographics

- Population
  - 1 Mile - 8,840
  - 3 Miles - 76,311
  - 5 Miles - 143,175
- Average Household Income
  - 1 Mile - $53,514
  - 3 Miles - $46,813
  - 5 Miles - $63,199
- Total Households
  - 1 Mile - 3,570
  - 3 Miles - 30,592
  - 5 Miles - 31,137

Contact

Adam Bell
773.736.6574
abell@imperialrealtyco.com

IMPERIAL REALTY COMPANY
Since 1956