



Features

- 316,000 sf power center anchored by Target, Lowe's, and Burlington
- 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
- 1,200 sf of built out hair care space, perfect for plug-and-play hair care user, or other general retailer

Traffic

- 50,000 vehicles per day pass Champaign Town Center

Area Retailers



Come Join



Tenants	Square Feet
America's Best	3,800 SF
Crab Village	3,614 SF
David's Bridal	9,000 SF
Mu Lan Spa	2,000 SF
Available	1,200 SF
Sally Beauty Supply	1,600 SF
Disc Replay	3,240 SF
TOTAL	24,454 SF





Site Information

- Immediately available retail space in Champaign's prime North Prospect retail market
- 1,200 square foot vacancy
- Less than a mile from I-74 with multiple access points
- Perfect for hair care, nail salon, retail office, or other retail uses
- Champaign Town Center is anchored by Target, Lowe's, and a brand new Burlington
- 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
- 2.5 Miles to University of Illinois Campus (44,000+ students)
- 3 Miles to Parkland Community College (20,000+ students)





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
 224.470.2211
 abell@coreacq.com

