

FOR SALE

1101 North Prospect Ave. Champaign, IL



PROPERTY HIGHLIGHTS

This former gas station property sits just minutes from Interstate 74, at the corner of Prospect and Bradley Ave. The existing 3,014 SF building sits on a large lot with an additional building that previously operated as a car wash. Lots of potential in this site with ample parking and great visibility.

BUILDING SF	3,014	SIGNAGE TYPE	N/A
LAND SF	19,213	1-MILE (POP.)	13,687
YEAR BUILT	2004	3-MILE (POP.)	83,608
PARKING	15+ Spaces	MED. INCOME	\$61,624
TRAFFIC COUNTS	18,100 VPD	SPACE USE	Retail



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314-391-2757
james.lewis@cushwake.com

CARRIE TINUCCI-TROLL
Broker
+1 309-590-7900
Carrie.troll@svn.com

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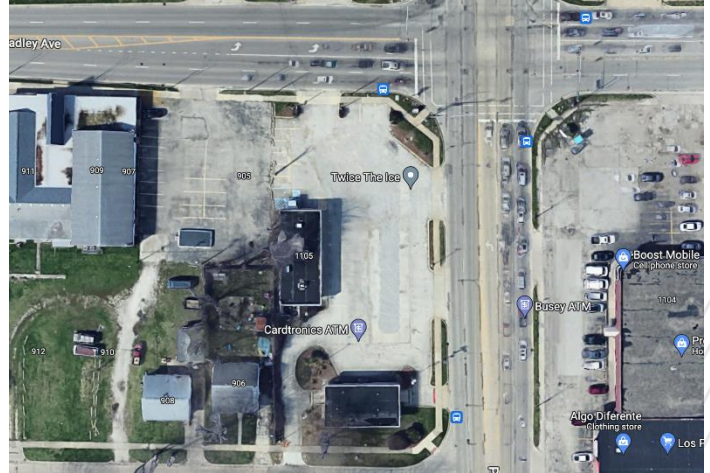
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SURROUNDING AREA

Champaign is home to both University of Illinois and Parkland College. Major employers include U of I, Carle Hospital and Champaign Unit 4 School District.

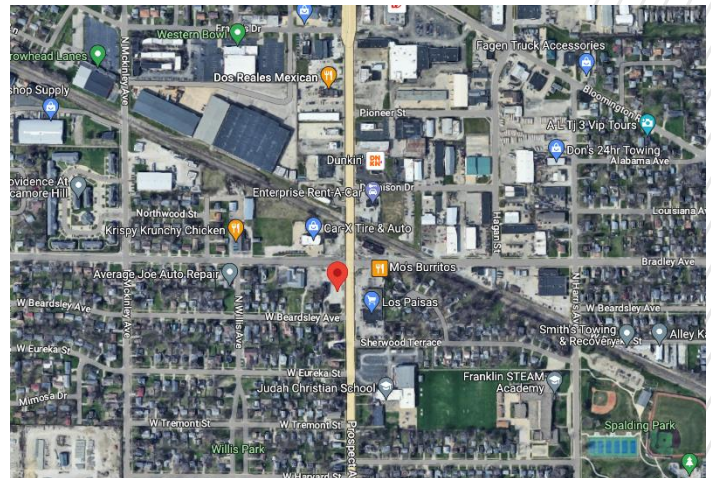
Champaign is serviced by I-57, I-72, and I-74.

The area surrounding the former gas station includes a variety of businesses, warehouses, and residential neighborhoods.



LEGAL INFORMATION

TAX PARCEL ID	41-201-123-0020
2024 RE TAXES	\$15,635
ZONING	CN – Commercial Neighborhood District



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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