

# FOR SALE

## 601 North Neil Street Champaign, IL



### PROPERTY HIGHLIGHTS

This former gas station property sits just minutes from Interstate 74, downtown Champaign and University of Illinois, depending on the direction you travel. The existing 2,367 SF building sits on a decent sized corner lot, including the vacant lot to the west of the property. Take advantage of this site to target the residential neighborhoods that surround the area and the visitors that come into the area daily.

<b>BUILDING SF</b>	2,367	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	21,631	<b>1-MILE (POP.)</b>	25,453
<b>YEAR BUILT</b>	Unknown	<b>3-MILE (POP.)</b>	103,086
<b>PARKING</b>	10+ Spaces	<b>MED. INCOME</b>	\$80,234
<b>TRAFFIC COUNTS</b>	10,550 VPD	<b>SPACE USE</b>	QSR / Retail



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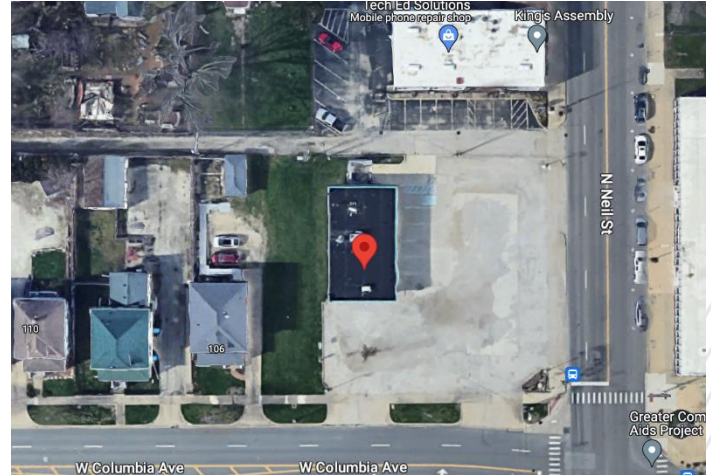
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### SURROUNDING AREA

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.

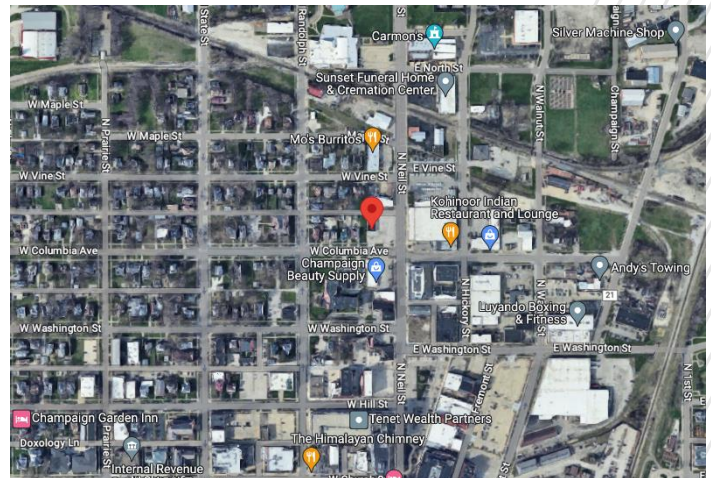
Champaign is serviced by I-57, I-72, and I-74.

The area surrounding the former gas station includes a variety of businesses, warehouses, and residential neighborhoods. The site is only minutes from I-74, downtown Champaign and U of I campus.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	42-20-12-265-016; 42-20-12-265-012
<b>2024 RE TAXES</b>	\$10,589.72; \$423.84
<b>ZONING</b>	CB-1 – Central Business 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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