

FOR SALE

809 W. Green Street
Urbana, IL



PROPERTY HIGHLIGHTS

This former gas station and convenience store sits across the street from the University of Illinois, at the corner of Lincoln Ave. and Green Street. The existing building is 2,083 SF located on .62 acres and is zoned B-1. Take advantage of this site to target the over 56,000 students who call U of I home.

BUILDING SF	2,083
LAND SF	27,007.2
YEAR BUILT	Unknown
PARKING	6 Spaces
TRAFFIC COUNTS	16,100 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	25,901
3-MILE (POP.)	46,549
MED. INCOME	\$58,888
SPACE USE	Retail/QS Oil Change



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

Carrie Tinucci-Troll
Broker
+1 309 808 2125 x838
ctroll@core3pm.com

Mark Fetzer
Managing Broker
+1 309 808 2125 x304
mfetzer@core3pm.com

809 W. Green Street
Urbana, IL