



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



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SURROUNDING AREA

Urbana is an agriculture-based town home to the University of Illinois. The city offers an assortment of entertainment, retail, restaurants, museums, and parks. Major employers include University of Illinois, Carle and Champaign Unit 4 School District.

The area surrounding the former gas station and convenience store includes a variety of student housing and local residential neighborhoods, with a population over 46,000 within a 3-mile radius.



LEGAL INFORMATION

TAX PARCEL ID	92-21-17-103-001
2020 RE TAXES	\$45,509.02
ZONING	B-1



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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