



RURAL KING CO-TENANT & OUTLOT OPPORTUNITIES

Champaign, Illinois



HIGHLIGHTS

- Join Rural King, Sam's Club, Staples, PetSmart, Chipotle, Five Guys, and more
- Located off Interstate 74 with excellent highway visibility
- Trade area of over 270,000 people with average incomes over \$78,000
- Large employment base with over 70,000 employees within 5-mile radius
- Nearby University of Illinois enrolls over 33,600 students
- Highway-visible pylon signage available
- **AVAILABLE:**
 - Up to 24,198 SF
 - Up to 3.0 AC outlot on southeast portion of property

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2029 Projection	136,719	175,623	209,281	227,370	273,230
2024 Estimate	133,625	169,971	203,229	221,377	267,755
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Average	\$72,064	\$78,464	\$79,004	\$79,513	\$78,850
2024 Median	\$49,571	\$55,035	\$56,539	\$57,618	\$58,130
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Employees	71,676	77,525	83,414	87,106	98,527

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

ALEX JUSTICE

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MAGGIE JONES

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in conjunction with State of Illinois licensed broker



CENTURY 21 KIMA PROPERTIES
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 **CENTURY 21 KIMA PROPERTIES**
1600 Broadway Avenue
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24,198 SF
AVAILABLE

EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE

UP TO 3 AC
AVAILABLE

Great Clips

RED WING
SHOES



Culver's



ANTHONY DR



Dayita

ANTHONY DR