

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

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MAGGIE JONES

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in conjunction with State of Illinois licensed broker

LEASING INFORMATION

www.goodmanrealestate.com 216.381.8200

CLEVELAND

COLUMBUS

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

389 E. LIVINGSTON AVENUE

COLUMBUS, OHIO 43215

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CENTURY 21 KIMA PROPERTIES 1600 Broadway Avenue Mattoon, IL 61938

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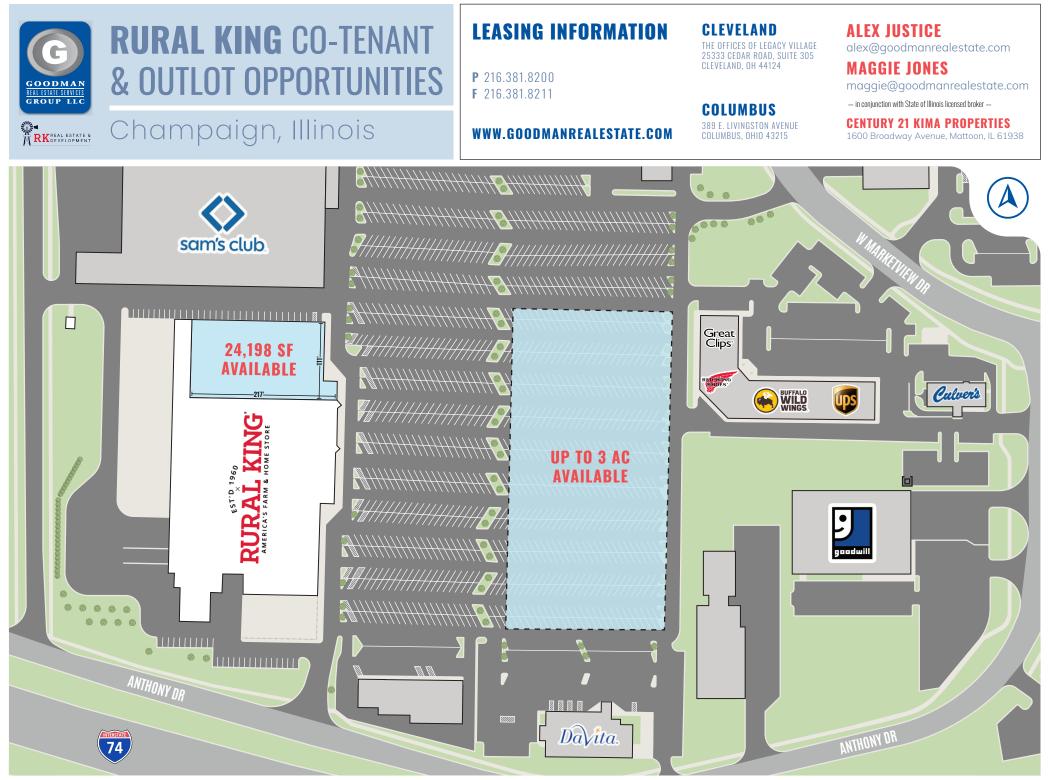


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