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DEVONSHIRE REALTY

# LAND FOR SALE

1420 East Grove Avenue  
Rantoul, IL, 61866-2734

For Sale: \$169,000

1.96 Acres For Development in Rantoul

PIN: 20-09-01-101-016

Taxes: \$7,214

## Property Description

1.96 acres of land is available in Rantoul near the intersection of East Grove Avenue and Maplewood Drive. This is a major thoroughfare with several surrounding businesses, including First Bank & Trust and Carle Clinic Association.

## Demographic Information

	1 mi	3 mi	5 mi
Population	8,137	12,773	13,468
Male Population	47.2%	47.8%	47.8%
Female Population	52.8%	52.2%	52.2%
Median Age	31.9	32.8	32.1
Households	3,470	5,428	15,704
Average Household Size	2.33	2.34	2.35
Median HH Income	\$46,108	\$47,231	\$47,294
Per Capita Income	\$22,566	\$23,402	\$23,412
Average HH Income	\$52,830	\$54,832	\$54,983
Businesses	150	488	522
Employees	1,306	5,126	6,475

## Zoning Information

C-2 - Commercial District, City of Rantoul

## Location

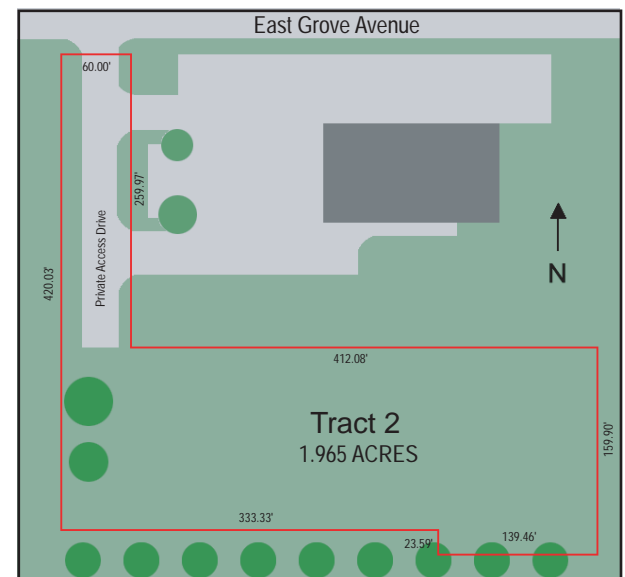
[Champaign County 61866-2734]

Property is located on Route 136 (East Grove Avenue) and west of North Maplewood Drive.

## Traffic Counts

North Maplewood Drive: 7,800-9,500 per day

East Grove Avenue: 7,100-9,900 per day



## LOCATION

**Rantoul, Illinois**

population: 12,189

median age: 31.6

zip codes: 61866

median household income:  
\$42,401distance to Chicago:  
110 miles

distance to Champaign: 15 miles

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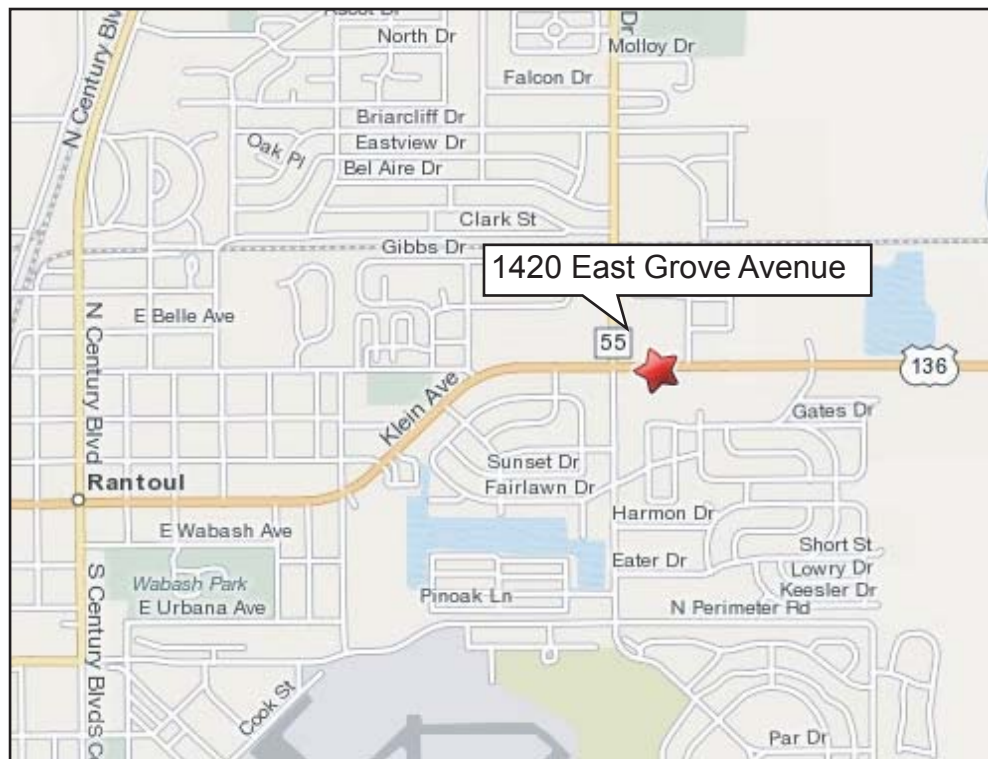
**HDC Wickersheimer**

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# LAND FOR SALE



## FOR MORE INFORMATION

on this or any other property, contact one of our agents

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