

NEW MARKET COMMONS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



500 N. WALNUT STREET
Champaign, IL 61820

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NEW MARKET COMMONS

PROPERTY OVERVIEW

New Market Commons is Champaign's newest re-purposed building project consisting of roughly 40,000 SF on 1.5 acre site at the northeast edge of the revitalized Downtown Champaign. Currently there are 4 tenant spaces available from 1,782 SF to 5,990 SF. See floor plan and price list for more information.

Construction/renovation began in Spring 2018 and were completed by in fall 2018. Individual spaces to be delivered as per the following: Storefront per elevations, Finished demised space, Electrical and Lighting to code, Sealed concrete floor, 1 ADA restroom, and separate HVAC & Electrical. Ownership is willing to consider additional buildout for qualified tenants.

Located downtown Champaign, this redevelopment is mixed-use featuring an attractive site design which exudes a vintage, urban industrial vibe. Perfect for destination retail, boutiques, art studios, galleries, coffee shops, breweries, and original restaurants, New Market Commons is set to become the premier social hub of Champaign. Additionally, adaptive re-use of the building ensures each tenants' space has an atmosphere filled with character, unique architectural features, flexible layouts, and some with outdoor seating or retail space. Walk-ability from a new major downtown residential development and ample onsite parking make New Market Commons conveniently accessible to pedestrians and drivers alike. Come be a part of this exciting new development and reserve your space today!

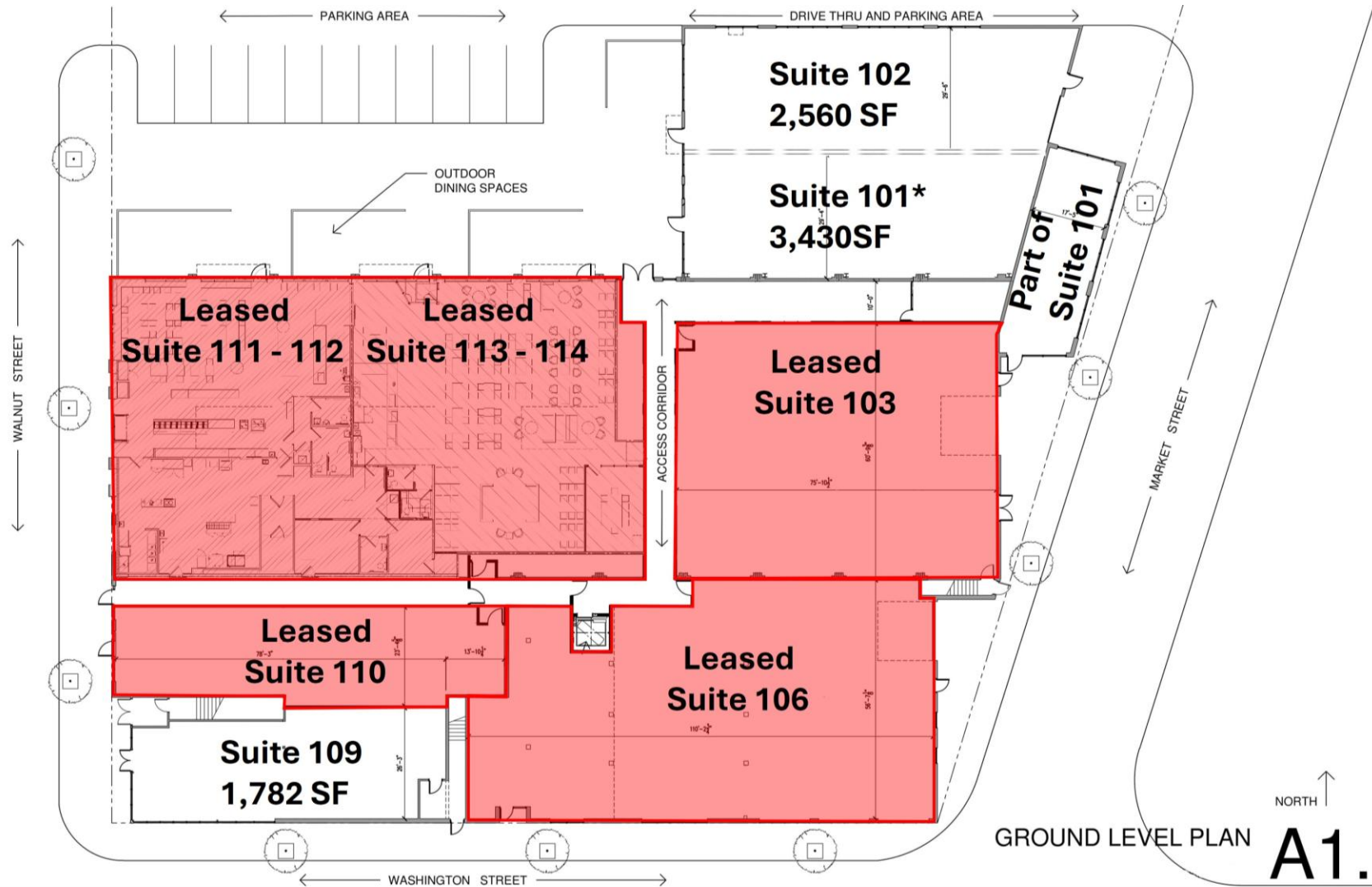
Property is broker owned.

Address	500 N Walnut St. Champaign, IL 61820
Lease Price	\$20.00 - \$30.00 / SF
Lease Type	Modified Gross
Available Space	1,782 – 5,990 SF
Building Size	38,540 SF
Parking	72 On-Site (Free)
Zoning	CI-Commercial Industrial



NEW MARKET COMMONS

FLOOR PLAN



GROUND LEVEL PLAN **A1.0**

500 N. WALNUT STREET MIXED USE
CONCEPT DESIGN
CHAMPAIGN, ILLINOIS

CONCEPT DESIGN

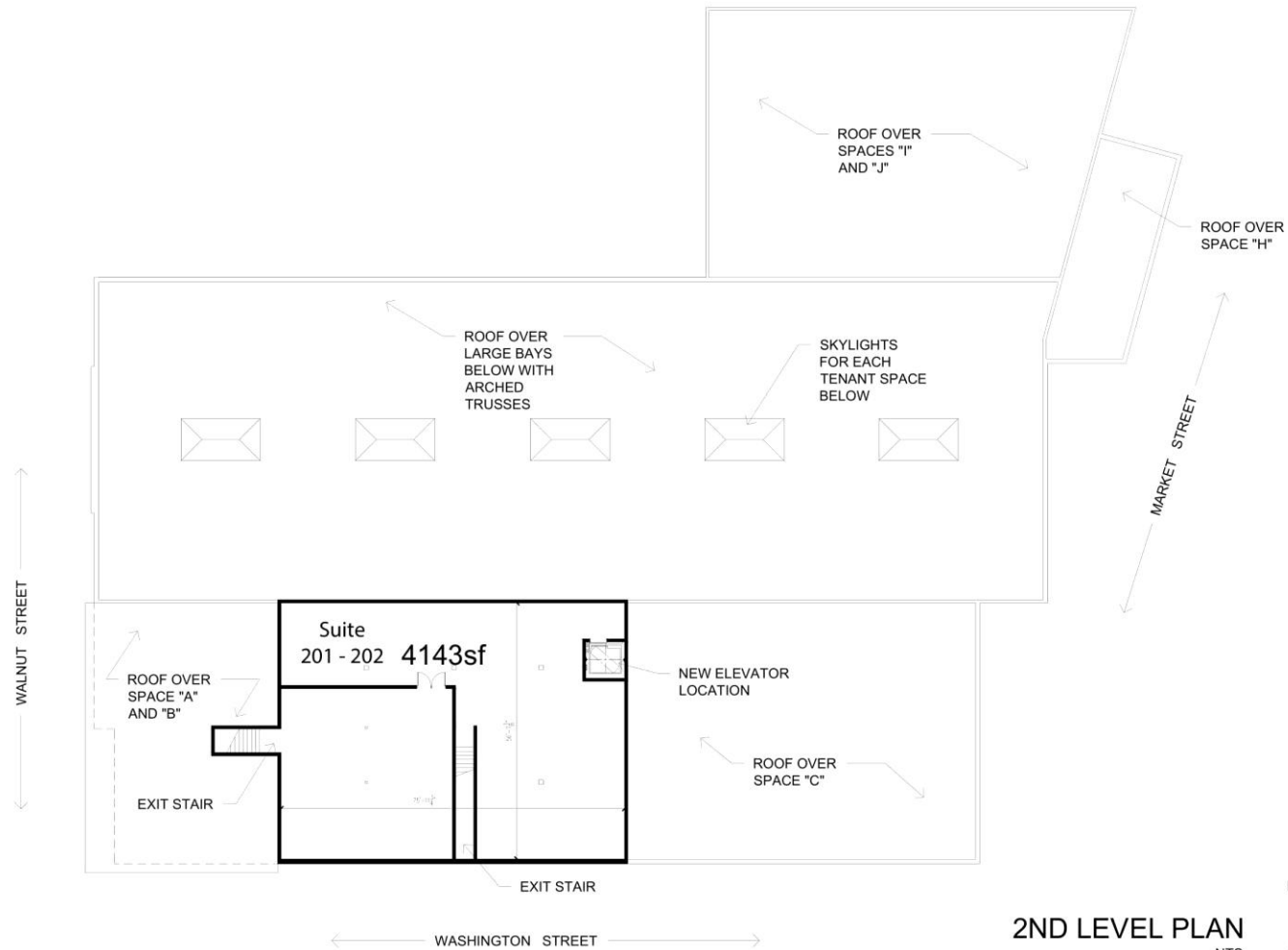
MODE 3
ARCHITECTURE

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FLOOR PLAN – 2ND FLOOR



2ND LEVEL PLAN
NTS
APRIL 7, 2017



A1.0

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CONCEPT DESIGN

M O D E 3
ARCHITECTURE

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PRICING SHEET

SUITE #	SIZE	PRICE
101	3,430 SF	\$27.00/SF Gross
102	2,560 SF	\$27.00/SF Gross
103	4,510 SF	Leased
106	5,567 SF	Leased
109 (Available with 60 day's notice)	1,782 SF	\$30.00/SF Gross
110	2,012 SF	Leased
111-112	4,100 SF	Leased
113 - 114	4,062 SF	Leased
201-202	4,143 SF	\$20.00/SF Gross

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SITE PLAN



500 N. WALNUT STREET MIXED USE
CONCEPT DESIGN
CHAMPAIGN, ILLINOIS

CONCEPT DESIGN

MODE 3
ARCHITECTURE

NEW MARKET COMMONS

DEMOGRAPHICS

POPULATION	1-MILES	3-MILES	5-MILES
2020 Population	28,845	100,526	146,131
2025 Population	30,005	101,375	145,945
2030 Population est.	30,862	102,081	146,287
HOUSHOLDS			
2020 Households	12,879	41,789	60,897
2025 Households est.	14,044	43,637	62,998
INCOME			
2025 Median HH Income	\$26,172	\$51,573	\$60,722
2025 Per Capita Income	\$24,520	\$32,453	\$39,947
2025 Avg. HH Income	\$50,919	\$73,233	\$90,151

AREA TENANTS



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AERIAL



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