

# MIDTOWN PLAZA



302 & 310 S First St.,  
Champaign, IL 61820

Richard Harrington  
217-403-3355  
Richard.harrington@cbcdr.com

Zach Wetherell  
217-403-3374  
Zach.Wetherell@cbcdr.com





# MIDTOWN PLAZA

## Property Description

Midtown Plaza consists of two five-story mixed use buildings with first floor retail/office space and 104 residential apartments on the second through fifth floors, totaling 180 beds. Between the two buildings will be a public plaza area with an outside patio for tenants to take advantage of. This will lead to the Boneyard Second Street Basin. Fifty surface parking spaces will be made available at the development for customer use along with underground parking for tenants use and surface parking West of First Street. The retail/office space in the north building will consist of a total of 15,735 SF and the south building will total 12,360 SF. The first floor spaces can be subdivided down to around 2,000 SF. The building has fiber from 3 major IT providers.

The space will be delivered to a tenant as a dark shell with the following improvements: plumbing roughed in for a restroom, 200 amp service, concrete floor, HVAC unit sized for standard office/retail use (does not include duct-work), demising wall taped, mudded, and ready for paint. There is an opportunity for a drive-thru on the north end-cap space of the north building. Property is broker owned.

## Location Description

This new development is located along south First Street between the University of Illinois campus and downtown Champaign in an area of the city called Midtown. This development is a key project that will help join downtown Champaign and Campustown. The property is ideally located along the west side of the Boneyard Second Street Basin which features beautiful views of the Boneyard water way and walking trails.

## OVERVIEW

Lease Price	\$15.00 - \$18.00 / SF NNN
Available Space	2,000 – 15,735 SF (Divisible)
Building Size	North Building: 15,735 SF South Building: 12,360 SF
Parking	50 On-Site with Multiple Other Options (See "Parking Options" Page)
Zoning	CB – Central Business





# MIDTOWN PLAZA





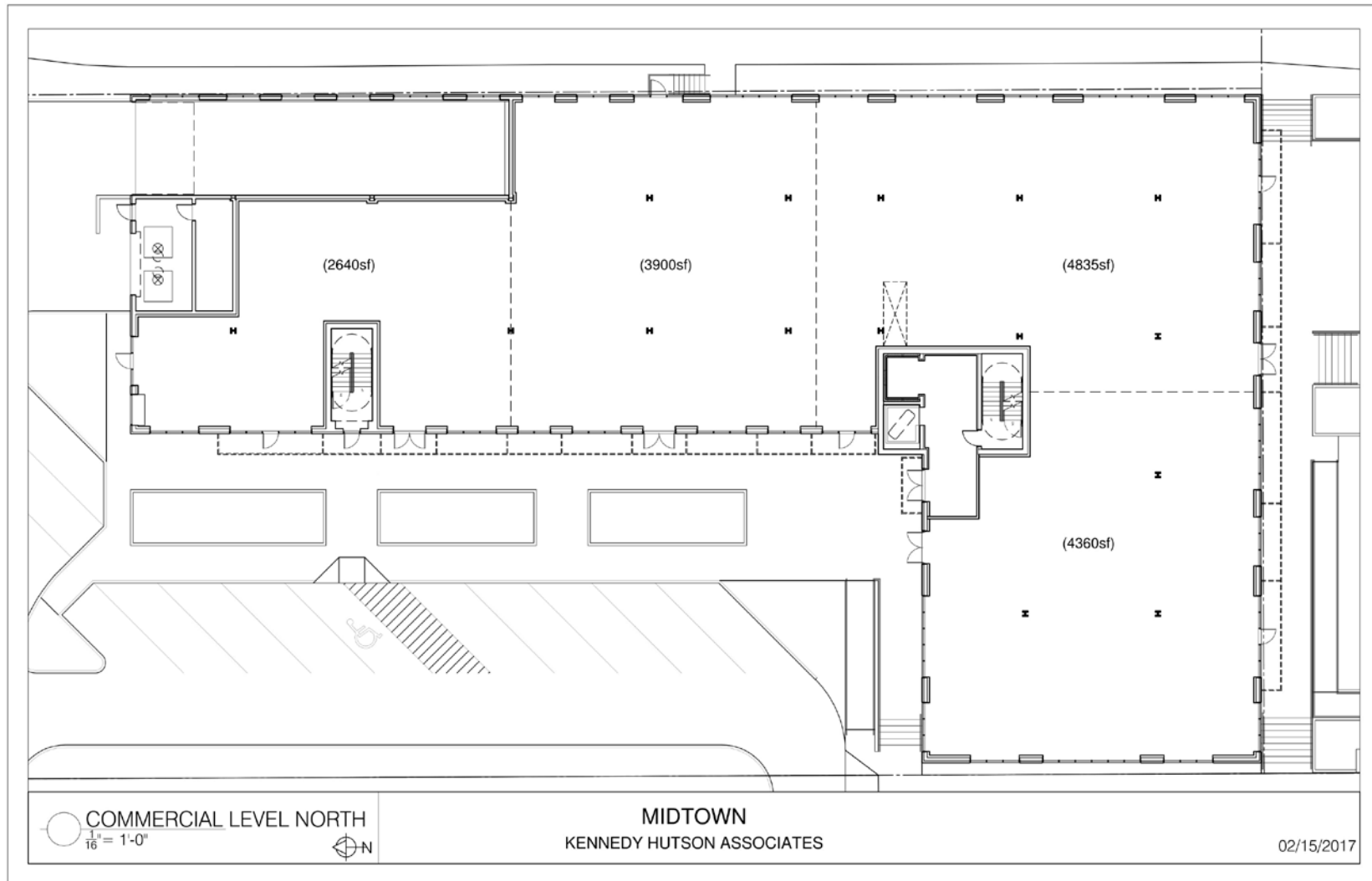
# MIDTOWN PLAZA

## Parking Options



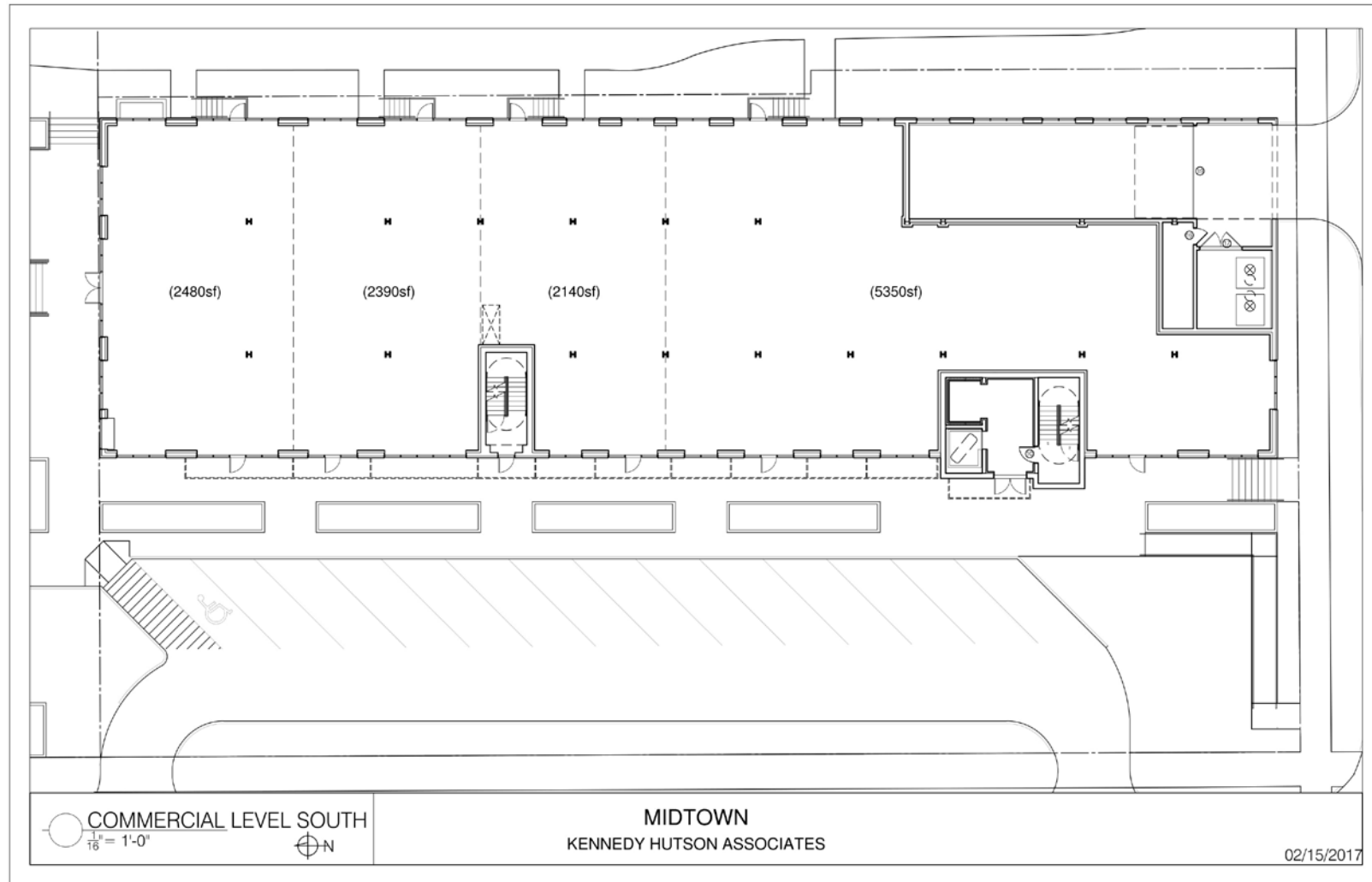
# MIDTOWN PLAZA

## North Building



# MIDTOWN PLAZA

## South Building





# MIDTOWN PLAZA

## DEMOGRAPHICS

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	34,071	10,168	142,132
2017 Population est.	36,165	110,098	147,974
2022 Population est.	36,593	112,302	155,220
HOUSHOLDS			
2017 Households	13,373	48,507	65,127
2022 Households est.	12,931	46,392	64,522
INCOME			
2017 Median HH Income	\$18,025	\$34,628	\$43,261
2017 Per Capita Income	\$13,214	\$23,731	\$28,476
2017 Avg. HH Income	\$31,505	\$53,931	\$66,173
Total Retail Demand			
Total Demand	\$300,071,347	\$1,613,540,563	\$2,482,320,543



# MIDTOWN PLAZA



## CONTACT INFORMATION



DEVONSHIRE REALTY

Richard Harrington

217-403-3355

[Richard.harrington@cbcdr.com](mailto:Richard.harrington@cbcdr.com)

Zach Wetherell

217-403-3374

[Zach.Wetherell@cbcdr.com](mailto:Zach.Wetherell@cbcdr.com)

Coldwell Banker Commercial

Devonshire Realty

201 W. Springfield Ave. | 11<sup>th</sup> Floor

Champaign, IL 61820

217.352.7712

