

RETAIL LOT FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



Prospect Ave. – AADT 10,400

812 Interstate Dr.
Champaign, IL 61822

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PROPERTY OVERVIEW

This 1.25 acre site is ready to be developed with all utilities to the site. It provides the developer with 343 ft. of frontage along the N Prospect retail corridor and 139 ft. of frontage on Interstate Dr.

Subject property is ideally positioned on the northeast corner of N. Prospect Avenue and Interstate Drive and provides easy access to Interstate 57 and Interstate 74. All Walmart outlots along N. Prospect have been developed, so this site is the next logical place to develop and continue the growth of the N. Prospect retail corridor.

There is an abundance of major retailers within walking distance such as Walmart, Aldi, Menards, Chick fil'A, Starbucks, Meijer, AMC Theatres, Best Buy, Target, Lowe's and Portillo's. Additionally, there is a multitude of housing complexes within walking distance such as Watersedge Apartments, Ashland Park, Villas at Ashland Farm, Baytowne Apartments, Nantucket Cove Apartments, Town Center Apartments, Carlsbrook Apartments and Hunters Pond.

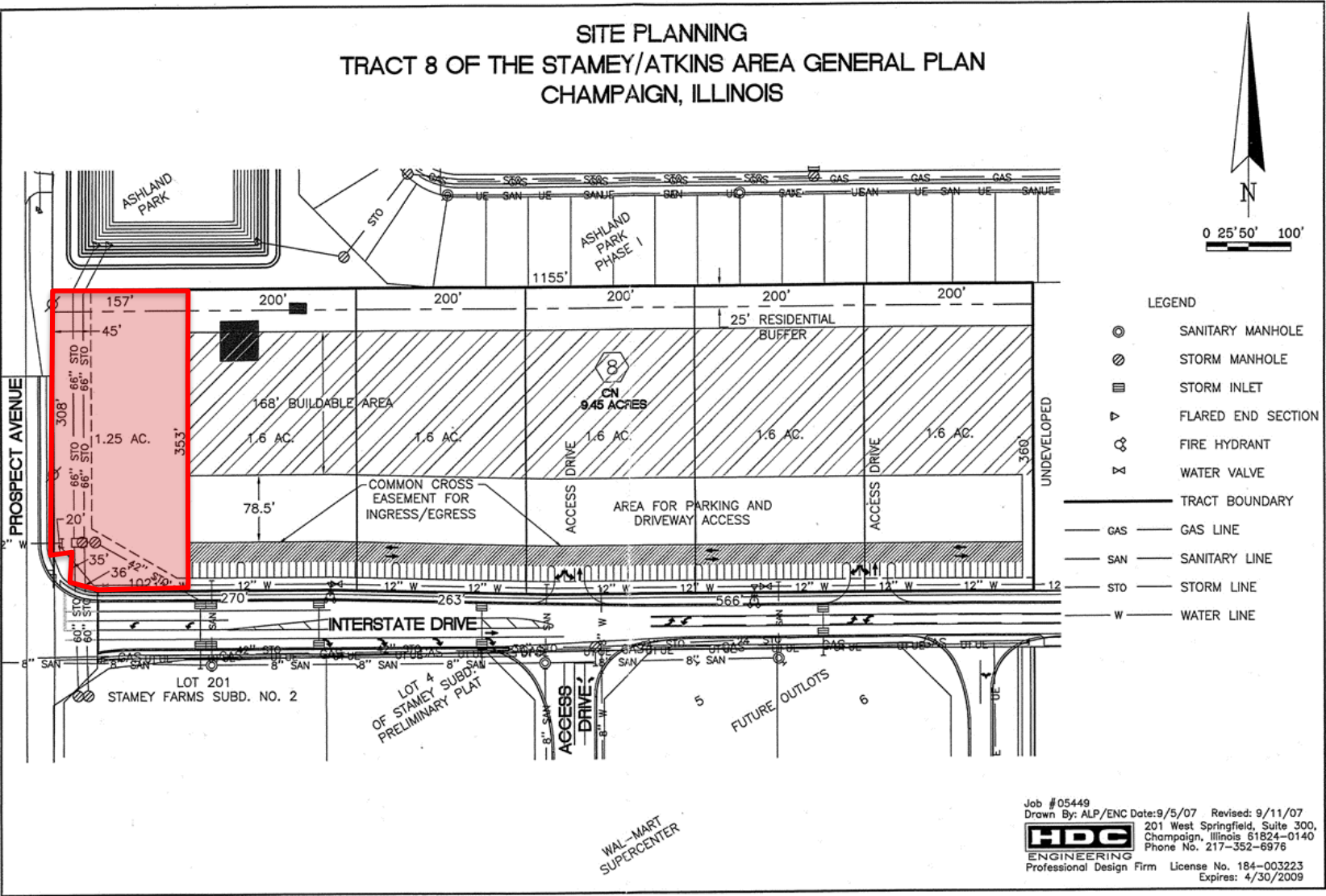
PROPERTY INFORMATION

Address	812 W Interstate Dr Champaign, IL 61822
Sale Price	\$695,000
Lot Size	1.25 AC
Tax Pin	41-14-36-100-011
Zoning	CN, Commercial Neighborhood
RE Tax	\$7.86-2024



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SITE PLAN



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AERIAL



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OFFERING HIGHLIGHTS

- Corner Lot
- Close Proximity to Major Shopping District
- Ready for Development
- All Utilities to Site