

LAND
RETAIL

FOR SALE

\$750,000



COLDWELL
BANKER
COMMERCIAL
DEVONSHIRE REALTY



812 W Interstate Dr., Champaign, IL 61822

PROPERTY INFORMATION

LOT SIZE

1.25 AC

ZONING

CN – Commercial Neighborhood

TAX PIN

41-14-36-100-011

PROPERTY DESCRIPTION

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.

AREA DESCRIPTION

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.



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CBC Devonshire Realty
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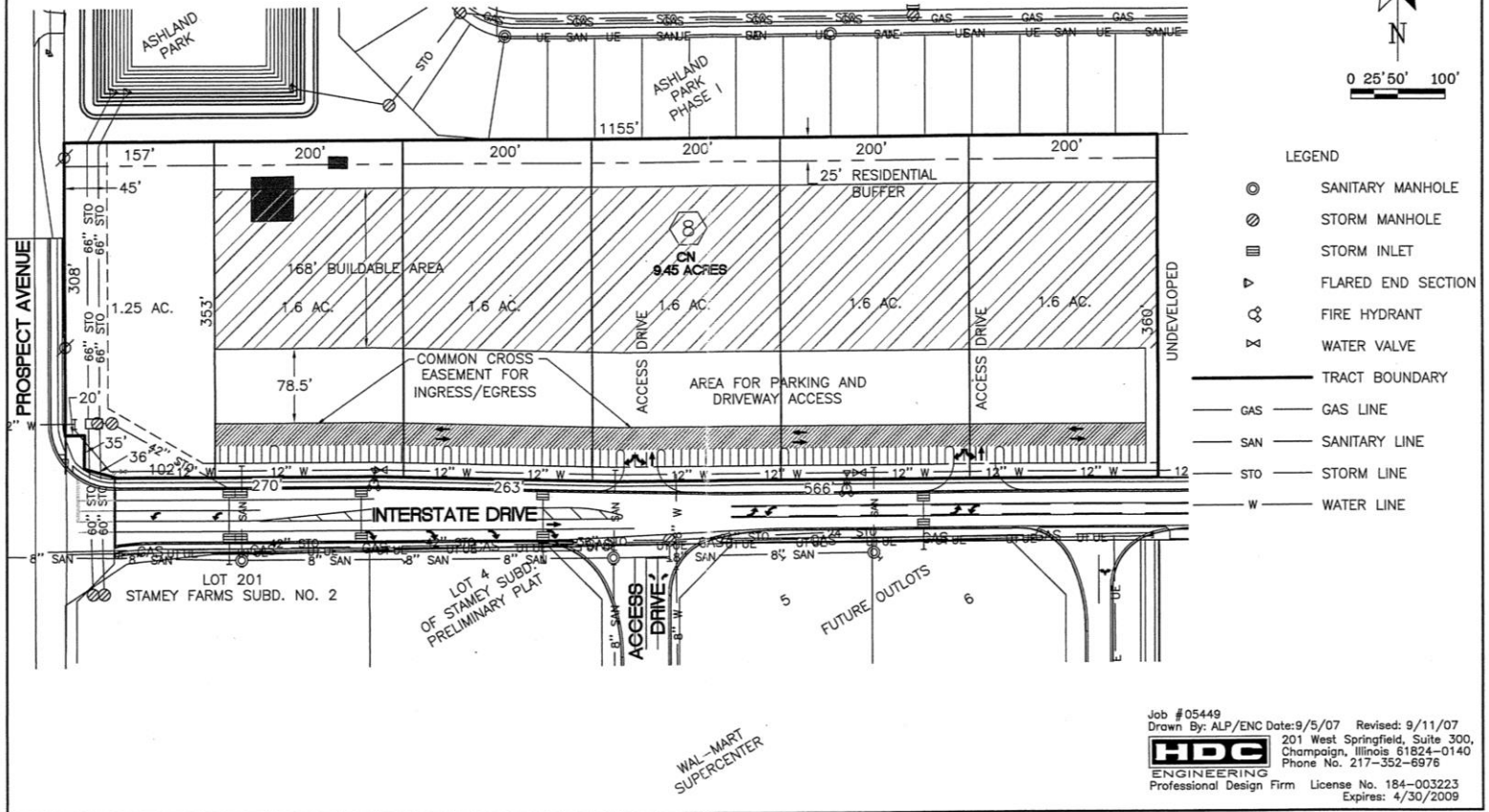
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SITE PLAN

SITE PLANNING TRACT 8 OF THE STAMEY/ATKINS AREA GENERAL PLAN CHAMPAIGN, ILLINOIS



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