

Champaign Commons



DEVONSHIRE REALTY

105 – 113 N. Mattis Ave,
Champaign, IL 61821



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Champaign Commons

Property Description

Currently there are two vacant spaces available at Champaign Commons. Suite 105C features Mattis Ave frontage and consist of 1,384 SF and is between Emma's and Sola Salons. It is currently built out as a vanilla box. Suite 113H consist of 3,000 SF and is between Schnucks and Suite 113J. It is currently built out as open retail. Suite 113H is divisible to roughly 1,400 SF & 1,900 SF. Champaign Commons is a beautifully maintained and managed power center and features over 530 parking spots, great visibility, and traffic counts.

Location Description

Property is located off Mattis Ave. (23,000 VPD) and Church St. (4,300 VPD)/University Ave. (4,550 VPD) on Champaign's west side. Champaign Commons is home to Schnucks Grocery Store, Texas Roadhouse, Monical's Pizza, Sola Salons, H&R Block, Kelly Services, and Emma's. The site is one block east of the on/off ramp of I-72 and is located on an arterial north/south corridor. Other area retailers include: Planet Fitness, Advanced Auto Parts, McDonalds, Pizza Hut, Chase Bank, Big Lots, Dollar Tree, Starbucks, CVS, Walgreens, and Jimmy John's to name a few.

OVERVIEW

Lease Price	Suite 105C - \$14.00/SF NNN Suite 113H - \$12.00/SF NNN
Available Space	Suite 105C – 1,384 SF Suite 113H – 3,331 SF (Divisible)
Center Size	88,105 SF
Zoning	CG - Commercial General District
NNN Est.	\$5.49/SF

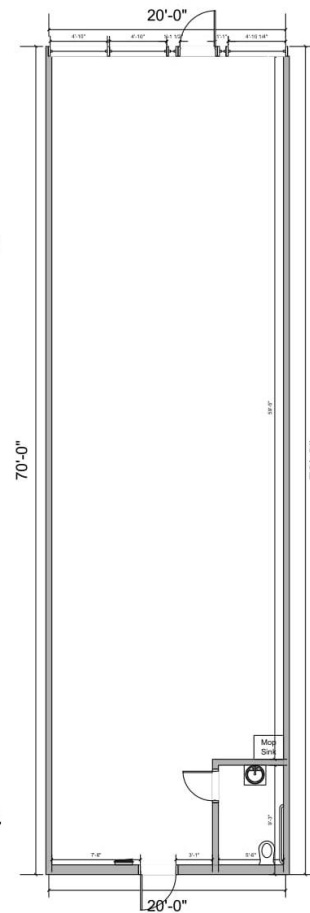
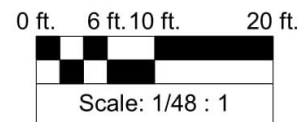


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Floor Plan – 105C



105C N. Mattis
Ave.
Champaign, IL
61821

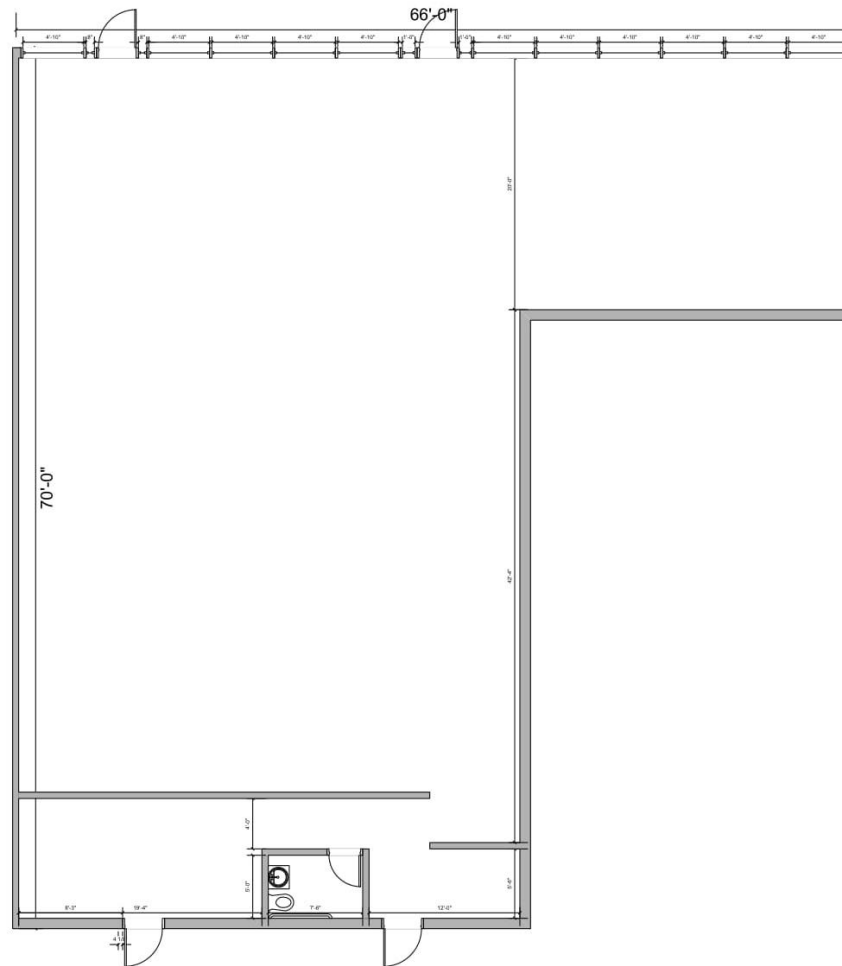
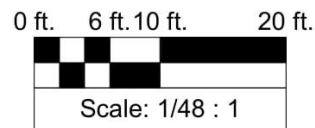


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Floor Plan – 113H



113H N. Mattis
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Champaign, IL
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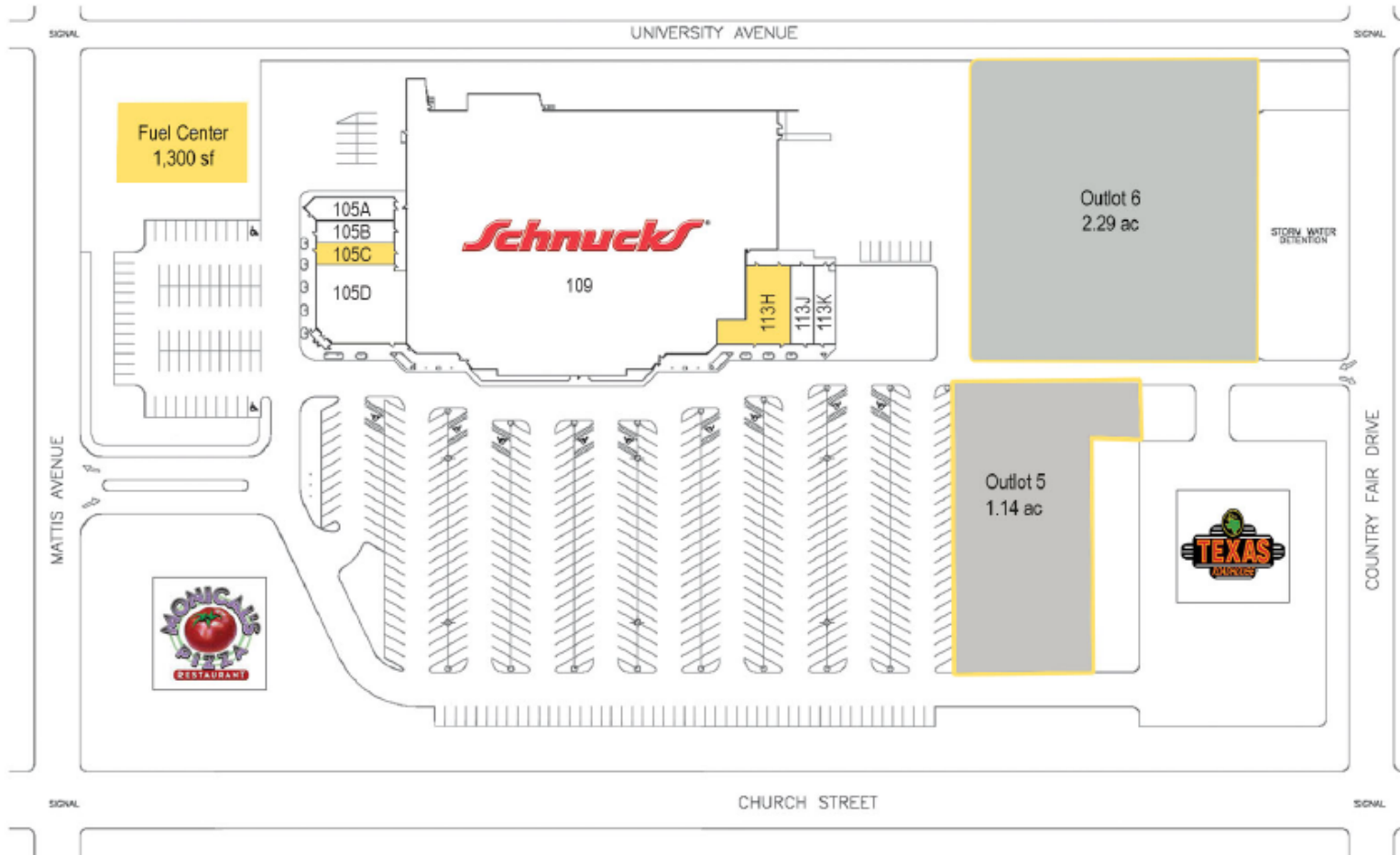


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Site Plan

CHAMPAIGN COMMONS

109 N Mattis Ave - Champaign, IL 61821



CENTER SIZE 88,105 SF

AVAILABLE SPACE

Unit	Size	Unit	Size
105C	1,384 sf	113H*	3,331 sf

AVAILABLE OUTLOTS

Unit	Size	Unit	Size
Fuel Center	1,300 sf	Outlot 5	1.14 ac
Outlot 6	2.29 ac		

CURRENT RETAILERS

Unit	Retailer	Size
105A	H&R Block	1,440 sf
105B	Emma's Eatery	1,400 sf
105D	Sola Salons	5,426 sf
109	Schnucks	72,326 sf
113J	Barber Academy	1,400 sf
113K	Kelly Services	1,400 sf
Lot 1	Monicals Pizza	0 sf
Lot 3	Texas Roadhouse	0 sf

*Willing to subdivide available space 113H

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Aerial



Champaign Commons

PROPERTY HIGHLIGHTS

- Grocery Anchored Center
- High Producing Center
- Great Visibility
- Great Interstate Access
- High Traffic Counts
- 539 Parking Spaces
- Built in 1990

DEMOGRAPHICS

POPULATION	1-MILES	5-MILES	10-MILES
2010 Population (Census)	12,315	131,225	164,471
2019 Population	12,681	141,224	177,569
2024 Population (Projected)	12,925	146,676	184,682
HOUSHOLDS	1-MILES	5-MILES	10-MILES
2010 Households (Census)	5,781	53,235	66,395
2019 Households	5,929	57,661	72,081
2024 Households (Projected)	6,039	60,124	75,202
INCOME	1-MILES	5-MILES	10-MILES
2019 Median HH Income	\$51,728	\$48,899	\$54,757
2019 Avg. HH Income	\$70,634	\$80,476	\$87,097
2019 Per Capita Income	\$32,573	\$33,157	\$35,664



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CONTACT INFORMATION



DEVONSHIRE REALTY

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