

Urbana Crossing



DEVONSHIRE REALTY

200 N. Vine,
Urbana, IL 61801



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Urbana Crossing

Property Description

Currently there are two vacant spaces available at Urbana Crossing. Suite 114G consist of 1,400 SF and is between H&R Block and Xing Xing Café. It is currently built out as a retail suite. Suite 114K consist of 3,000 SF and is between Diamond Day Spa and Pretty Nails. It is currently built out as a retail store. Urbana Crossing is a beautifully maintained and managed power center and features over 400 parking spots, great visibility, and traffic counts.

Location Description

Property is located off North Vine St. (18,400 VPD) and E Main St. (6,700 VPD) just east of Downtown Urbana. Urbana Crossing is home to Schnucks Grocery Store, Advance Auto Parts, Starbucks, and Athletico to name a few. The site is one block east of downtown Urbana which is home to the Champaign County Courthouse, Lincoln Square Mall, and numerous bars, restaurants, and local businesses. The University of Illinois Urbana-Champaign Campus is just over 1 mile to the west and home to 48,974 students and approx. 14,000 faculty and staff.

OVERVIEW

Lease Price	Suite 114G - \$17.00/SF NNN Suite 114K - \$14.00/SF NNN
Available Space	Suite 114G - 1,400 SF Suite 114K - 3,000 SF
Center Size	85,196 SF
Zoning	B-4E, Central Business Expansion District
NNN Est.	\$8.00/SF

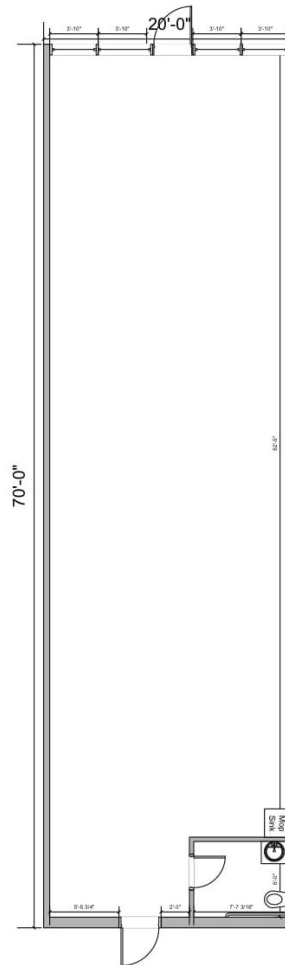
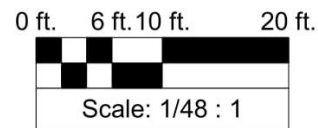


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Floor Plan – Suite 114G



200 N. Vine
Suite 114G
Urbana, IL
61801

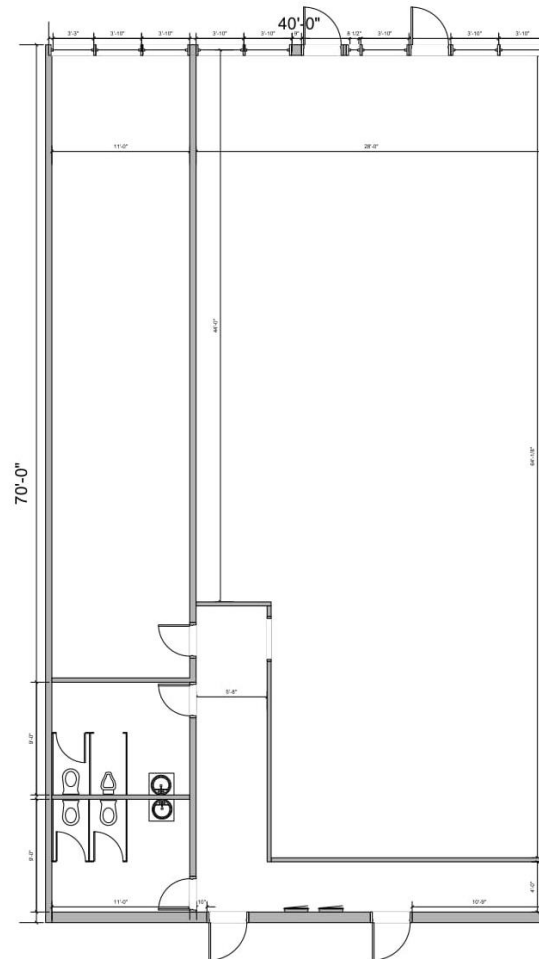
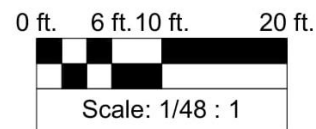


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Floor Plan – Suite 114K



200 N. Vine
Suite 114K
Urbana, IL
61801

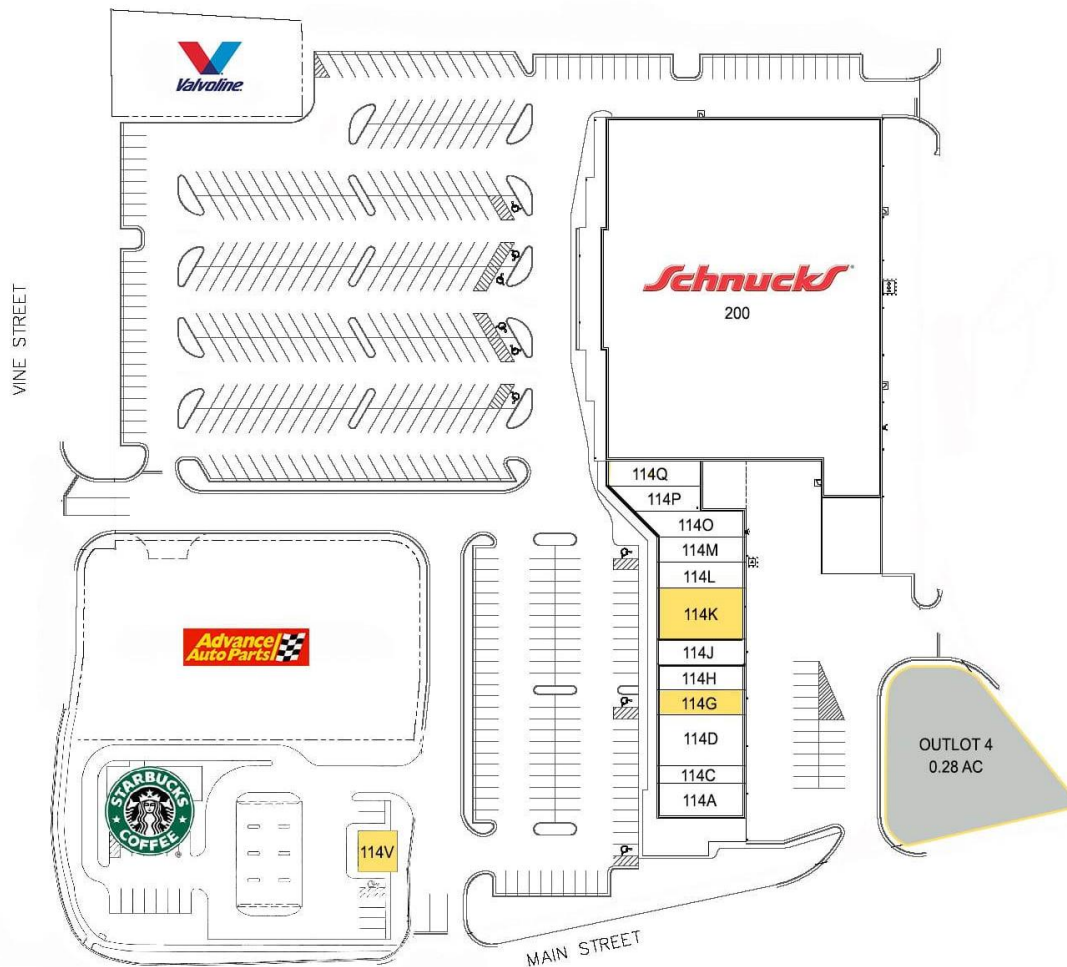


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Site Plan

U R B A N A C R O S S I N G

200 N. Vine St - Urbana, IL 61801



CENTER SIZE 85,196 SF

AVAILABLE SPACE

114K	3,000 sf	114V	1,300 sf
114G	1,400 sf		

AVAILABLE OUTLOTS

Outlot 4 0.28 ac

CURRENT RETAILERS

102	Starbucks	1,923 sf
114A	Athletico	2,800 sf
114C	Papa Murphy's	1,400 sf
114D	H&R Block	2,800 sf
114H	Xynh Xynh Cafe	1,400 sf
114J	Diamond Day Spa	1,200 sf
114L	Pretty Nails	1,327 sf
114M	China Garden	1,400 sf
114O	Emma's Eatery	1,600 sf
114P	Borics Haircare	1,320 sf
114Q	Cricket Wireless	1,520 sf
200	Schnucks	62,105 sf
Lot 1	Valvoline	0 sf
Lot 2	Advance Auto Parts	0 sf

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Aerial



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PROPERTY HIGHLIGHTS

- Grocery Anchored Center
- High Producing Center
- Great Visibility
- Adjacent to County Courthouse
- Adjacent to Urbana Business District
- 411 Parking Spaces
- Built in 1997

DEMOGRAPHICS

POPULATION	1-MILES	5-MILES	10-MILES
2010 Population (Census)	17,564	128,077	159,566
2019 Population	18,195	136,258	172,085
2024 Population (Projected)	18,634	141,009	178,902
HOUSHOLDS	1-MILES	5-MILES	10-MILES
2010 Households (Census)	7,710	52,473	64,602
2019 Households	8,062	56,161	70,068
2024 Households (Projected)	8,303	58,338	73,084
INCOME	1-MILES	5-MILES	10-MILES
2019 Median HH Income	\$32,760	\$44,653	\$53,636
2019 Avg. HH Income	\$56,409	\$73,899	\$84,431
2019 Per Capita Income	\$25,260	\$30,669	\$34,692



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CONTACT INFORMATION



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