

301 E. CHAMPAIGN AVE.

301 E. CHAMPAIGN AVE., RANTOUL, IL 61866

PROPERTY SUMMARY



LOCATION DESCRIPTION

Conveniently located in the bustling town of Rantoul, the area surrounding 301 E. Champaign Ave. offers a variety of local attractions and amenities, making it an appealing location for retail or strip center tenants. The property benefits from its close proximity to the historic downtown area, which hosts a charming array of local shops, restaurants, and cultural venues. Nearby, Hap Parker Family Aquatic Center provides a family-friendly recreational option, contributing to the area's appeal. Additionally, Rantoul is home to several community events and festivals throughout the year, bringing in engaged locals and visitors. With convenient access to major roads and a diverse consumer base, the location presents an enticing opportunity for retail businesses to establish a strong presence and serve the needs of the Rantoul community.

PROPERTY HIGHLIGHTS

- Versatile layout for various retail or commercial uses
- Ample parking for tenants and customers
- Strategic visibility from major thoroughfares

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	5,982 SF
Building Size:	5,982 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,831	6,255	6,788
Total Population	4,361	13,178	14,333
Average HH Income	\$52,477	\$46,116	\$48,588

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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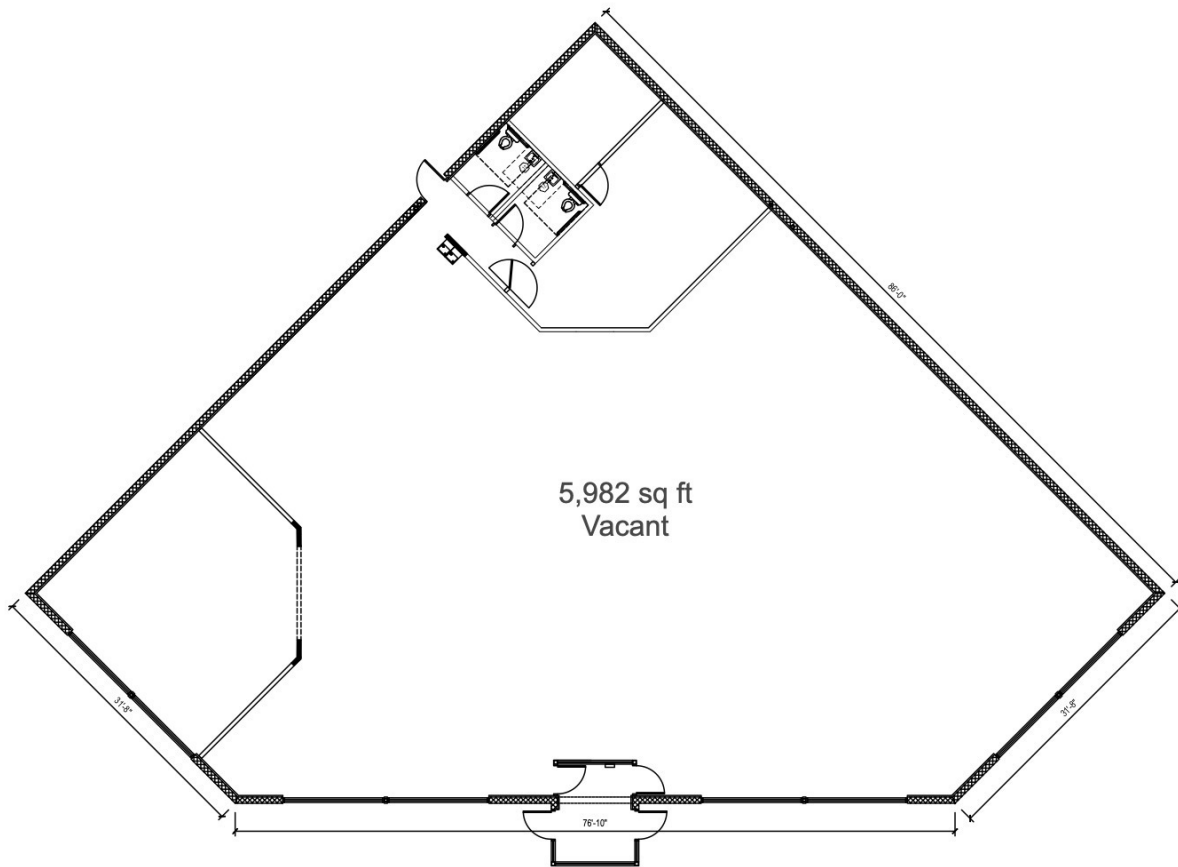
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FLOOR PLANS



#93 Rantoul IL

301 E Champaign Ave
Rantoul, IL 61866
Floor Plan

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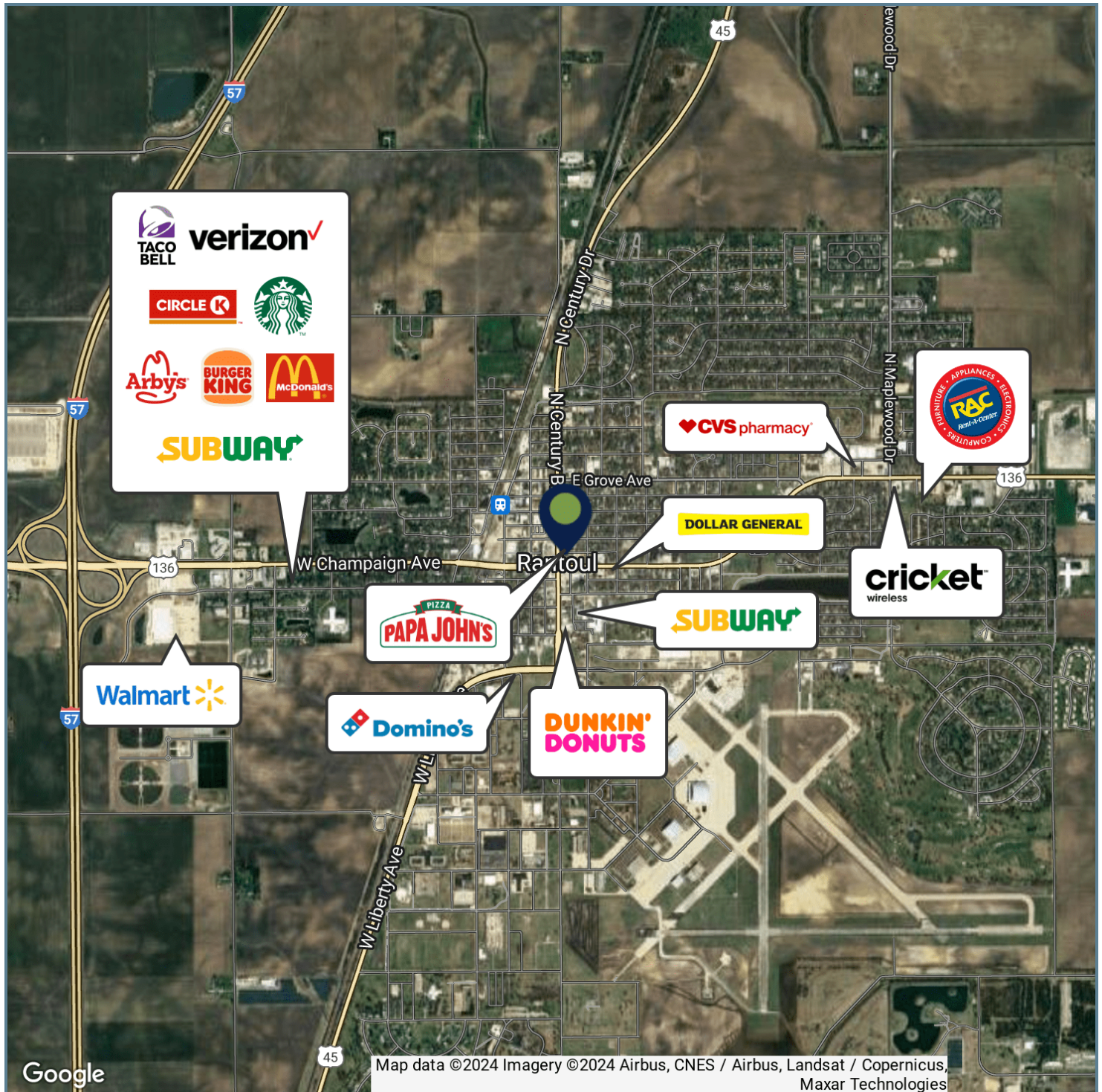
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RETAILER MAP



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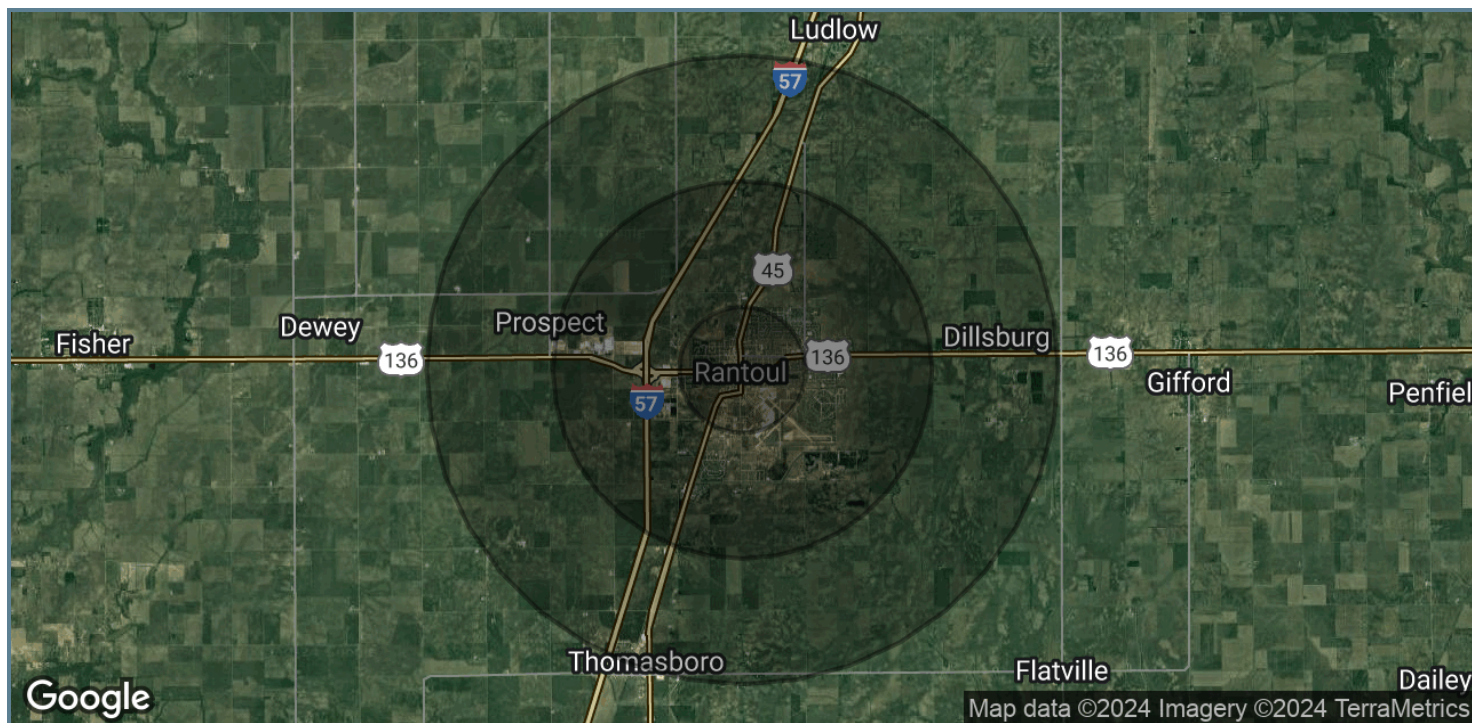
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,361	13,178	14,333
Average Age	31.2	32.9	33.9
Average Age (Male)	31.4	30.6	31.6
Average Age (Female)	31.5	36.3	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,831	6,255	6,788
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$52,477	\$46,116	\$48,588
Average House Value	\$85,337	\$87,857	\$93,225

2020 American Community Survey (ACS)

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