

SALE

626 W. Champaign Ave.

626 W. CHAMPAIGN AVE.

Rantoul, IL 61866

PRESENTED BY:

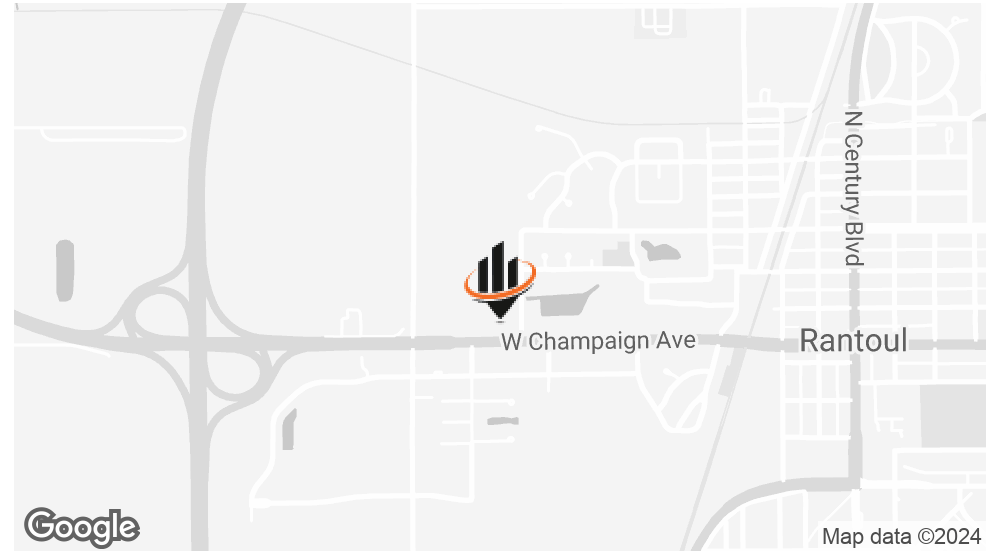
CARRIE TINUCCI-TROLL

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$431,244
LOT SIZE:	1.1 Acres
PRICE / ACRE:	\$392,040
APN:	20-09-03-102-024

PROPERTY OVERVIEW

SVN Core 3 is excited to offer the opportunity to purchase land in growing Rantoul, IL. The approximately 1.1 acre sits just east of the intersection of S. Murray Road and W. Champaign Ave. on the north side of Champaign Ave. The site is minutes from Interstate 57 and only 20 minutes from Champaign. The site would be perfect for a national chain restaurant and would fit in well with the variety of fast food restaurants at that intersection. The property currently sits in an Enterprise Zone with sales tax savings on construction materials and property tax rebates on a 5-year period.

PROPERTY HIGHLIGHTS

- Approximately 1.1 acre developable lot
- Close proximity to Family Sports Complex
- Busy intersection right off the Interstate

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ADDITIONAL PHOTOS



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LOCATION MAP



Google

Map data ©2024

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

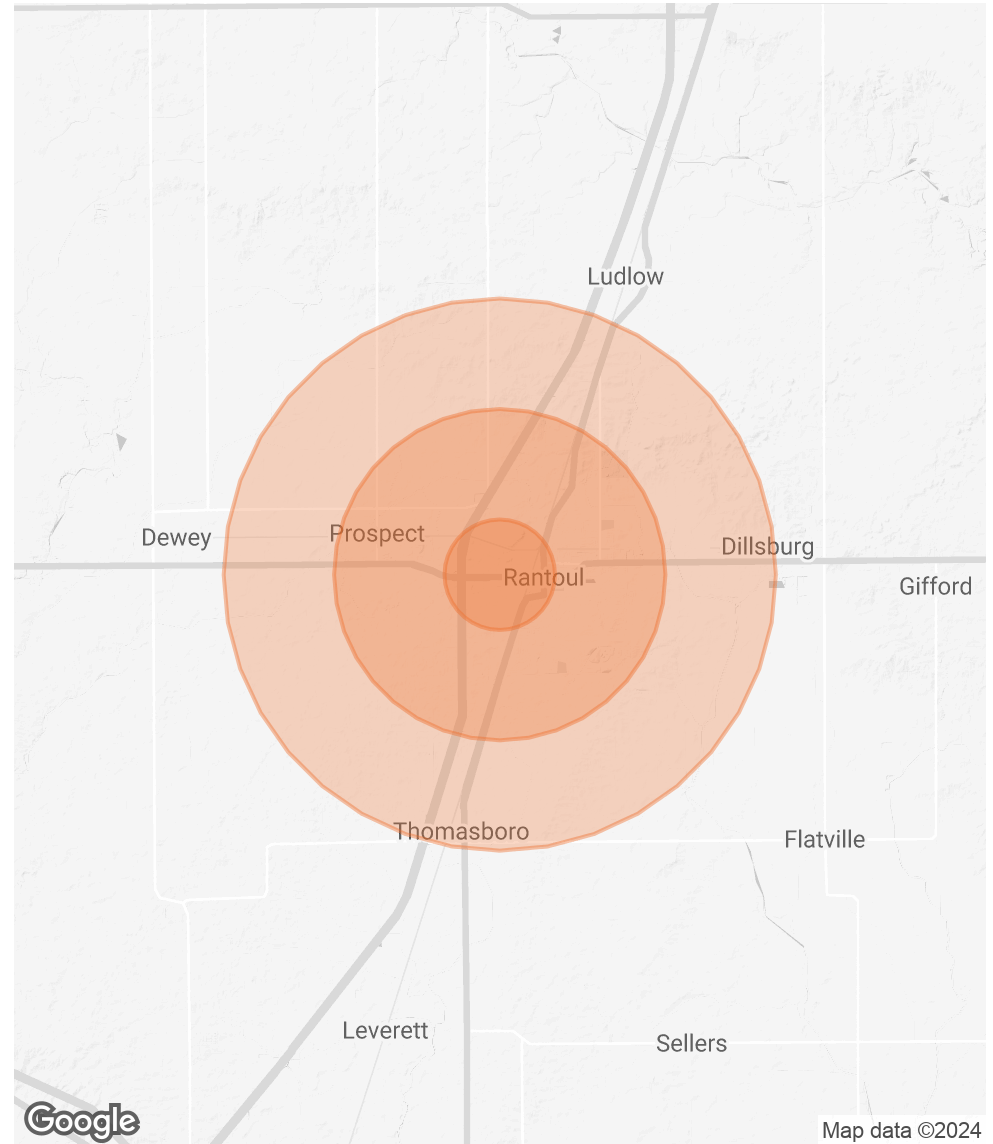
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,038	12,923	14,494
AVERAGE AGE	42.1	32.9	34.2
AVERAGE AGE (MALE)	41.8	30.6	31.8
AVERAGE AGE (FEMALE)	43.7	36.2	37.5

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	979	6,110	6,860
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$50,204	\$46,209	\$49,178
AVERAGE HOUSE VALUE	\$103,536	\$87,600	\$94,387

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



CARRIE TINUCCI-TROLL

Advisor

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Direct: **309.590.7900 x383** | Cell: **331.452.6860**

PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in retail, office, and industrial sales, leasing, and tenant representation and has closed a wide variety of transactions ranging from 650 SF office space to 20,000 SF industrial units.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees and the National Association of Realtors. She is also involved in her local Kiwanis Club, serving as the club's Secretary. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

SVN | Core 3

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