

FOR SALE

\$800,000



812 W Interstate Dr., Champaign, IL 61822

Property Information

LOT SIZE	TAX PIN	ZONING
1.25 AC	41-14-36-100-011	CN - Commercial Neighborhood

LOCATION 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 or are currently under construction, 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, 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.

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.

Traffic Counts:

N. Prospect Ave: 11,800 – 28,200 AADT
Interstate Dr: 5,300 AADT

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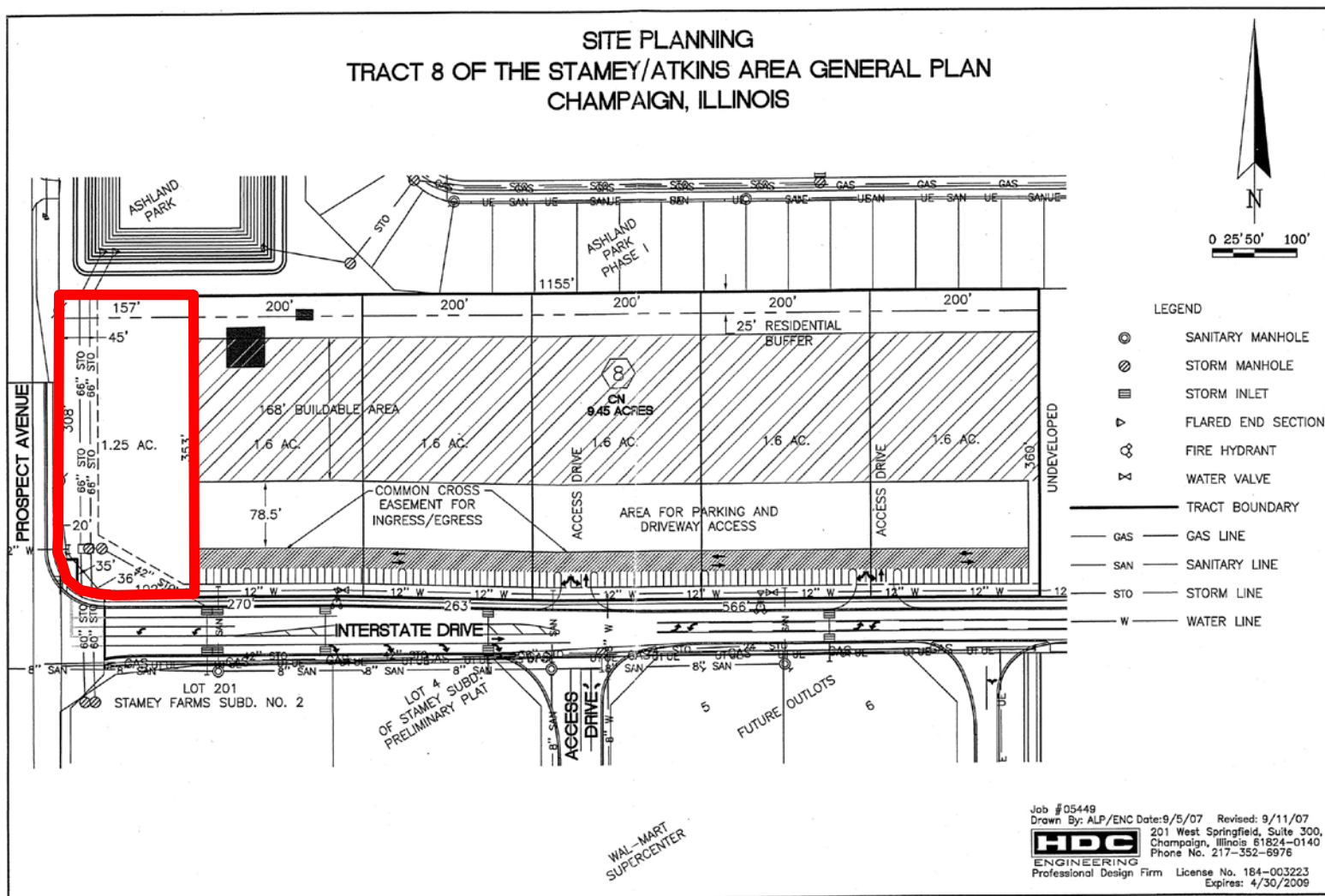
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Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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Site Plan

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



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