



CAPSTONE COMMERCIAL
REALTY
REDEFINING THE TOP

FOR LEASE

11 EAST MARKETPLACE CENTER
CHAMPAIGN, ILLINOIS 61821



PROPERTY HIGHLIGHTS

- 1,875-6,500 SF Units available for immediate occupancy
- Located near the University of Illinois at Urbana-Champaign
- Located 1/4 mile south of the newly opened Costco and the Market Place Mall (1M square foot regional center)
- 171,000 estimated population within 10-mile radius
- Located at 4-way interchange of I-74 and Neil Street
- National Co-tenants include top performing TJ Maxx, Plato's Closet and Edible Arrangements.
- Adjacent tenants include Barnes & Noble, Crunch Fitness, Olive Garden & McDonalds.

PROPERTY

11 East Marketplace Center
Champaign, Illinois 61821

SIZE

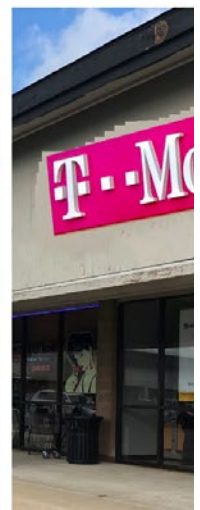
1,875-6,500 SF Units

ASKING

\$15/SF

TOP PERFORMING CENTER IN AREA

167k visits in November 2024

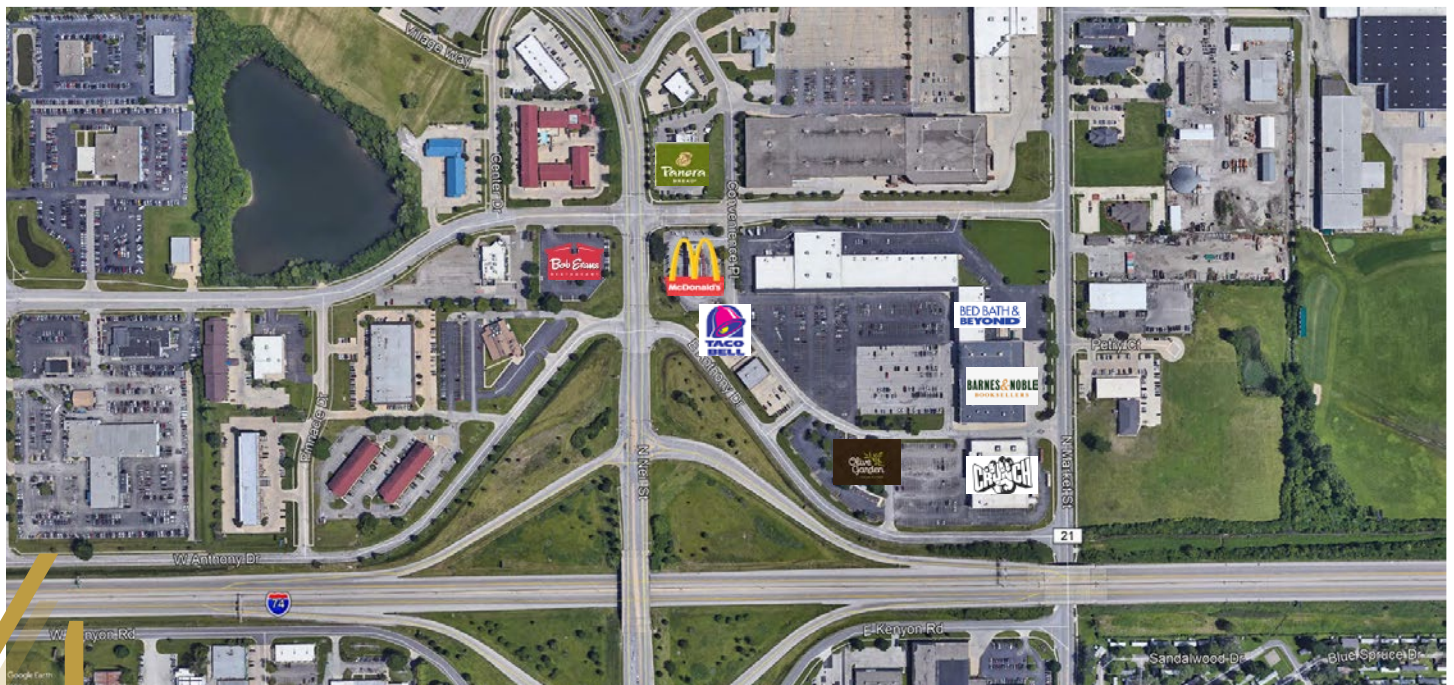


PROPERTY AVAILABILITY

SUITE	TENANTS	SF
11	AVAILABLE	6,500
21	TJ Maxx	30,900
23	The Music Shoppe	1,200
27	The Music Shoppe	5,800
29	The Music Shoppe	4,000
31	Pablo's Tortilleria	3,200
35	PK Jewelry Repair	500
37	AVAILABLE	2,211
39	AVAILABLE	1,875
41	Plato's Closet	4,000
45	Simply Chic	12,000
49	Edible Arrangements	2,056
51	Bliss Massage	1,600
53	Kidscape	1,600
55	Kirlin's Hallmark	4,000
59	One Nails	1,512
61	T-Mobile	2,303
TOTAL SF		86,257

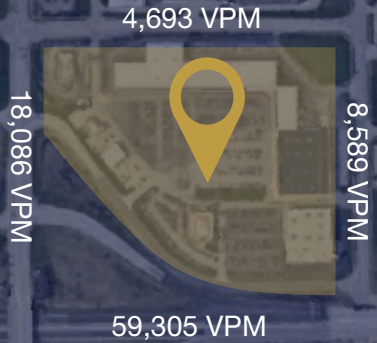


The map displays a commercial development site (yellow-shaded area) located in a retail corridor. The site is situated south of the intersection of Interstate 74 and Neil Street, east of Prospect Ave. The surrounding area is densely packed with retail and commercial buildings, including Walmart, Target, Meijer, and Costco. A red arrow points from the 'SITE' label to the yellow-shaded area.



DEMOGRAPHICS

METRIC	3 MILES	5 MILES	10 MILES
POPULATION	85,350	136,092	167,319
POP. GROWTH 2024 - 2029	0.50%	0.18%	0.14%
HOUSEHOLDS	34,990	57,098	69,197
HH GROWTH 2024 - 2029	0.56%	0.20%	0.17%
MEDIAN HOUSEHOLD INCOME	\$39,709	\$49,339	\$55,337
AVG. HOUSEHOLD INCOME	\$57,186	\$69,399	\$78,435





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DAN SHARRER

Founder & Managing Broker
Capstone Commercial Realty
317.586.0796

dan@capstonecommercialrealty.com

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10 E Main St #250
Carmel, IN 46032