

1,200-2,491 & 2,148 SF 2ND GEN. QSR FOR LEASE

BEVERLY PLAZA

902 MEIJER DRIVE | CHAMPAIGN, IL



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1,200–2,491 and 2,148 SF (2ND gen.
QSR with drive-thru)
\$25.00–\$35.00 PSF NNN + OPEX



88 parking spaces available



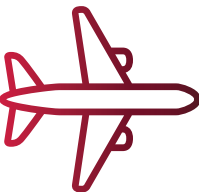
QSR space: drive-thru, 4' & 3' hoods,
walk-in cooler (8' 11" x 11' 0"), walk-in
freezer (8' 1" x 8' 2"), al fresco seating



Close to University of Illinois Urbana-
Champaign and Parkland College



Neighboring tenants: Affordable
Dentures & Implants, Cookies by Design,
Golden Crab, and 5 Star Nutrition



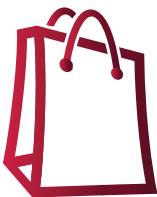
5.4 miles from Frasca Field Regional
Airport
0.8 miles from I-74
1.4 miles from I-57



Adjacent to AMC Theatre and across
from Meijer and Walmart Supercenter



Meijer Drive: 2,650 VPD
Prospect Avenue: 10,400 VPD
I-74: 48,900 VPD



Located around five other shopping
centers: Pinetree Plaza, Baytowne
Square, Champaign Town Center,
Market Place Shopping Center, and
Champaign Town Center South

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	6,258	57,325	125,289
# OF HOUSEHOLDS	2,958	26,772	52,460
HOUSEHOLD INCOME	\$85,178	\$68,492	\$79,663
DAYTIME POPULATION	9,163	49,070	100,538

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

78.7K

Annual Visits

2.27

Annual Visits PSF

+21.3%

Visits YoY

+11.9%

Visits Yo2Y

33

Average Dwell Time (Minutes)

41.6%

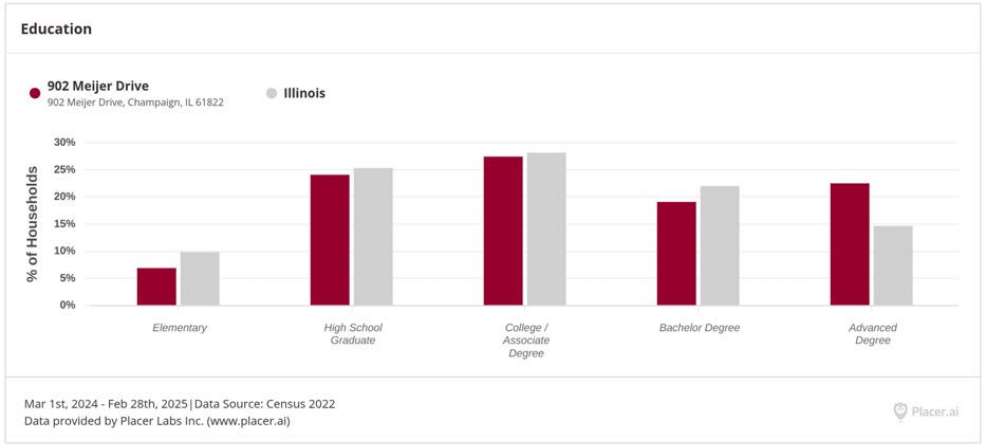
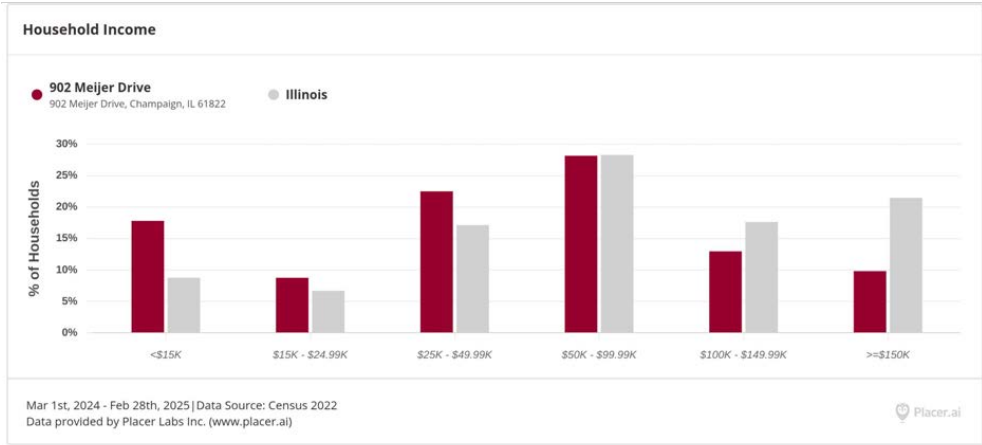
Bachelor's Degree+

28.1

Median Age (Years)

\$51.2K

Median HH Income



PROPERTY OVERVIEW



Located in the heart of the Champaign retail corridor, Beverly Plaza consists of 16,328 square foot shopping center with Affordable Dentures & Implants, Cookies by Design, Golden Crab and 5 Star Nutrition as main tenants.

The Plaza is adjacent to AMC Theatre and across from Meijer (1.89M annual visitors) and Walmart Supercenter (2.21M annual visitors).


The property is located around five other shopping centers as well as North of University of Illinois Urbana-Champaign (35,000+ students) and Parkland Community College (9,000+ students).

The Plaza is close to I-57 and I-74 offering visitor access from other central Illinois cities like Bloomington, Decatur, Springfield and Peoria.



SITE PLAN

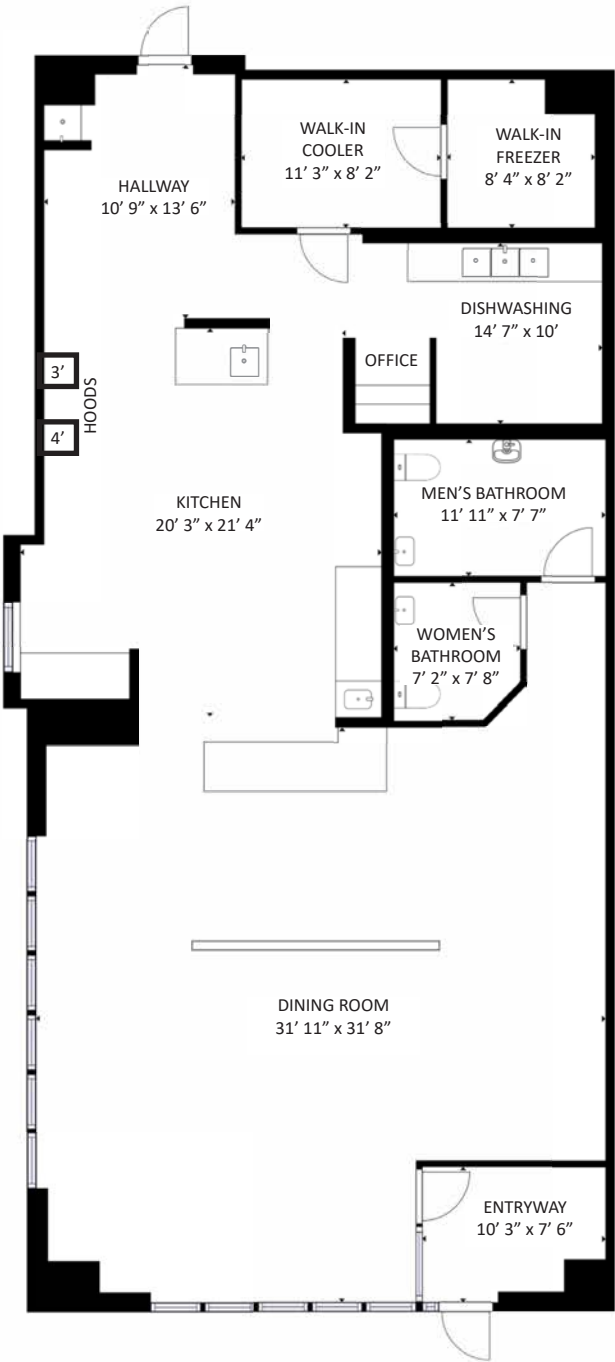


SUITE	TENANT
A	2,148 2 ND GEN. QSR WITH DRIVE-THRU SF AVAILABLE
B	 www.affordabledentures.com Local dentist.
C	2,350 SF AVAILABLE
D	 www.goldencrabil.com Local seafood restaurant.
E	1,200 SF AVAILABLE
F	1,291 SF AVAILABLE (CAN BE COMBINED WITH ADJACENT UNIT)
G	SUNSET TOBACCO & VAPE Local tobacco shop.

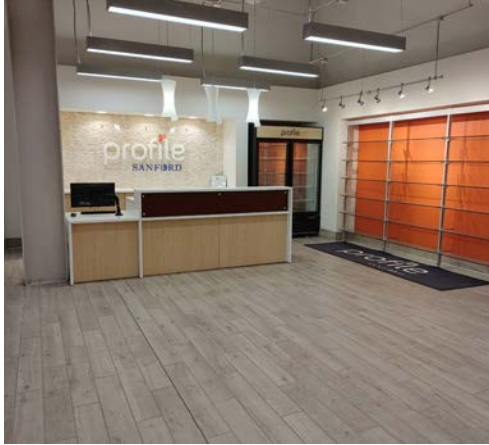
SUITE A PHOTOS



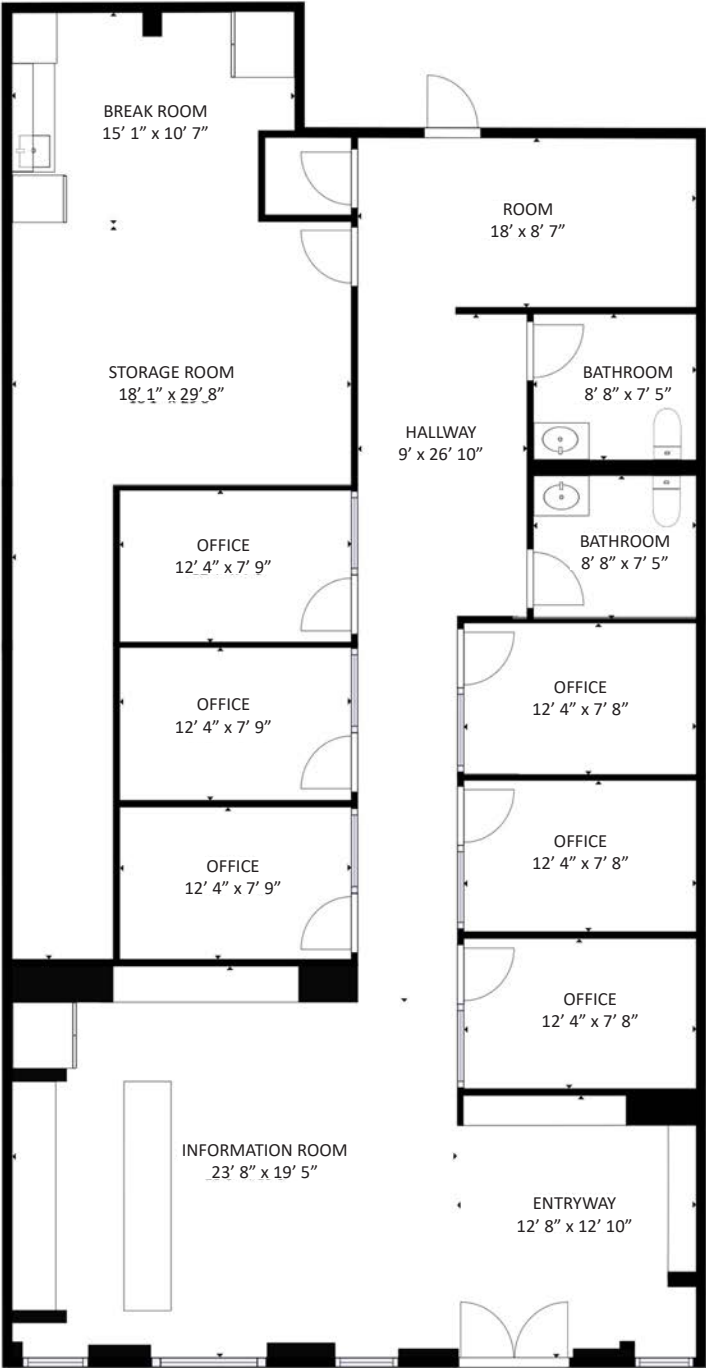
SUITE A FLOOR PLAN



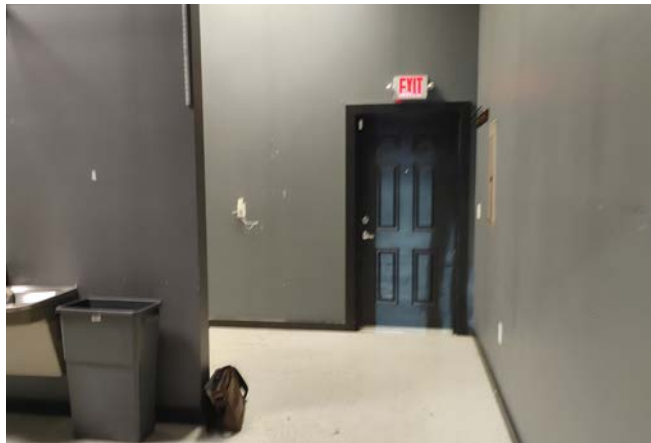
SUITE C PHOTOS



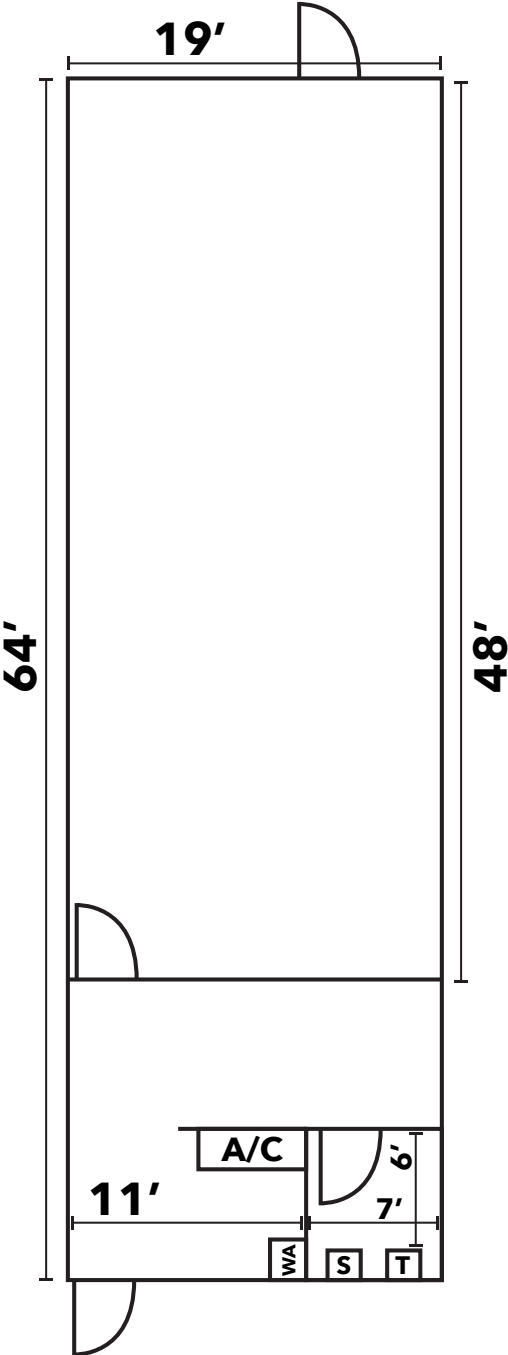
SUITE C FLOOR PLAN



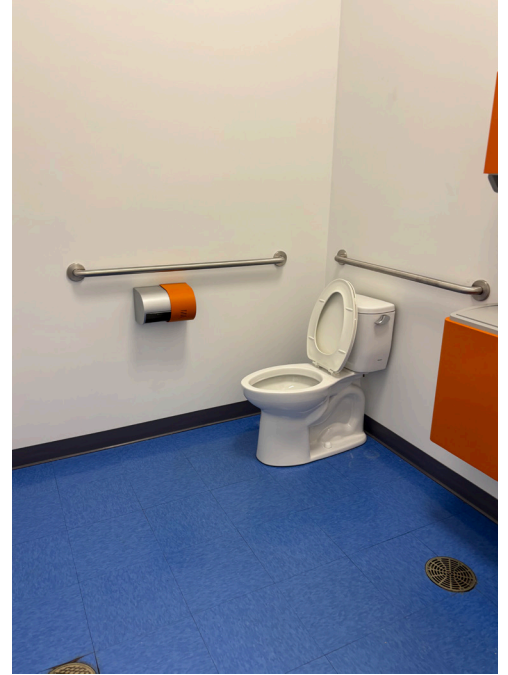
SUITE E PHOTOS



SUITE E FLOOR PLAN



SUITE F PHOTOS



RETAILER AERIAL



DEMOGRAPHICS



1 MILE

6,258

Estimated
Population

2,958

Number of
Households

\$85,178

Household
Income

9,163

Daytime
Population

3 MILES

57,325

Estimated
Population

26,772

Number of
Households

\$68,492

Household
Income

49,070

Daytime
Population

5 MILES

125,289

Estimated
Population

52,460

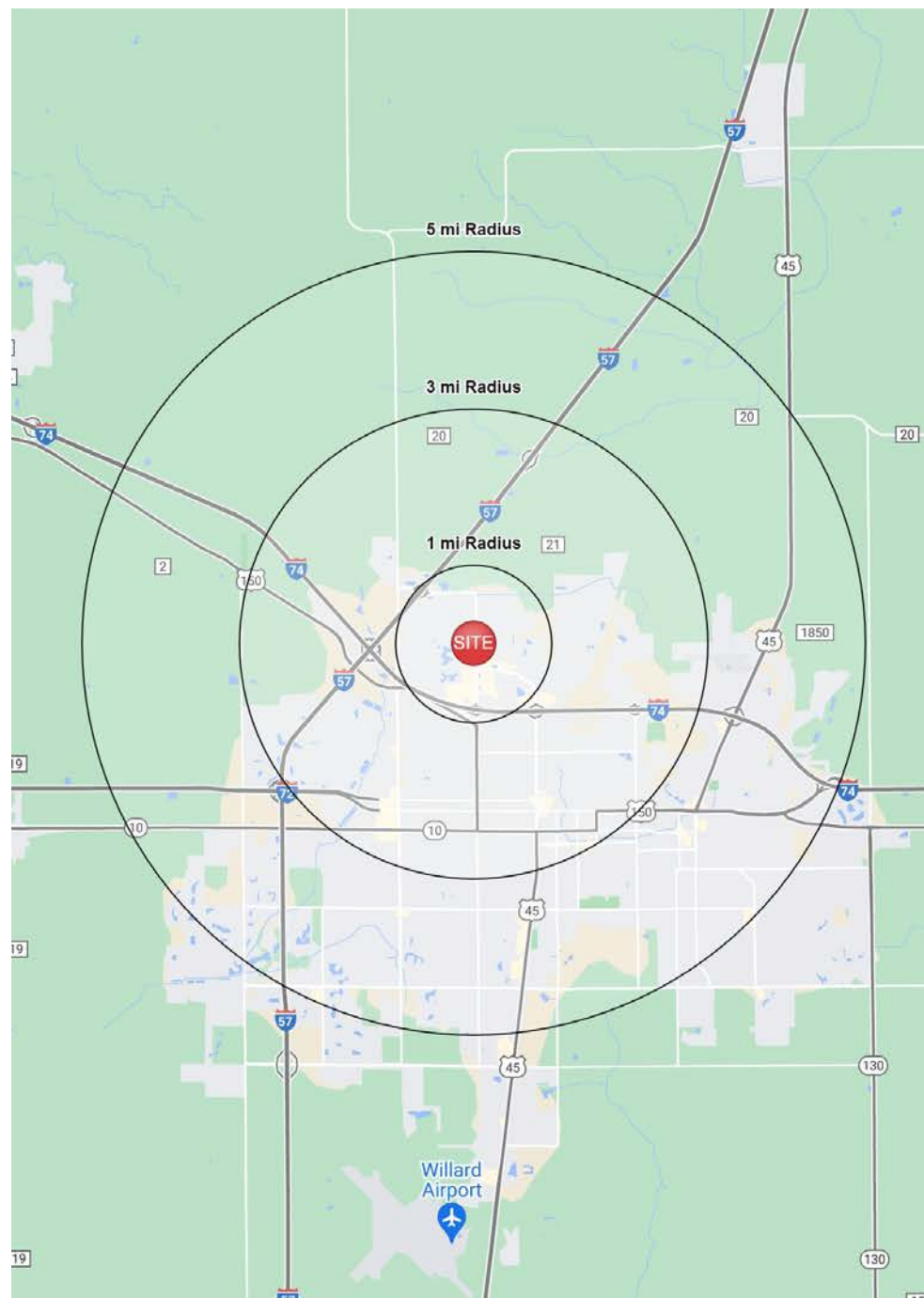
Number of
Households

\$79,663

Household
Income

100,538

Daytime
Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)