

**1,200-2,491 & 2,148 SF 2<sup>ND</sup> GEN. QSR FOR LEASE**

# **BEVERLY PLAZA**

**902 MEIJER DRIVE | CHAMPAIGN, IL**



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# PROPERTY HIGHLIGHTS



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



88 parking spaces available



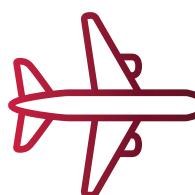
QSR space: drive-thru, 4' & 3' hoods,  
walk-in cooler (8' 11" x 11' 0"), walk-in  
freezer (8' 1" x 8' 2"), al fresco seating



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
<b>ESTIMATED POPULATION</b>	6,258	57,325	125,289
<b># OF HOUSEHOLDS</b>	2,958	26,772	52,460
<b>HOUSEHOLD INCOME</b>	\$85,178	\$68,492	\$79,663
<b>DAYTIME POPULATION</b>	9,163	49,070	100,538

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

# CUSTOMER PROFILE DEMOGRAPHICS



**78.7K**

Annual Visits

**2.27**

Annual Visits PSF

**+21.3%**

Visits YoY

**+11.9%**

Visits Yo2Y

**33**

Average Dwell Time (Minutes)

**41.6%**

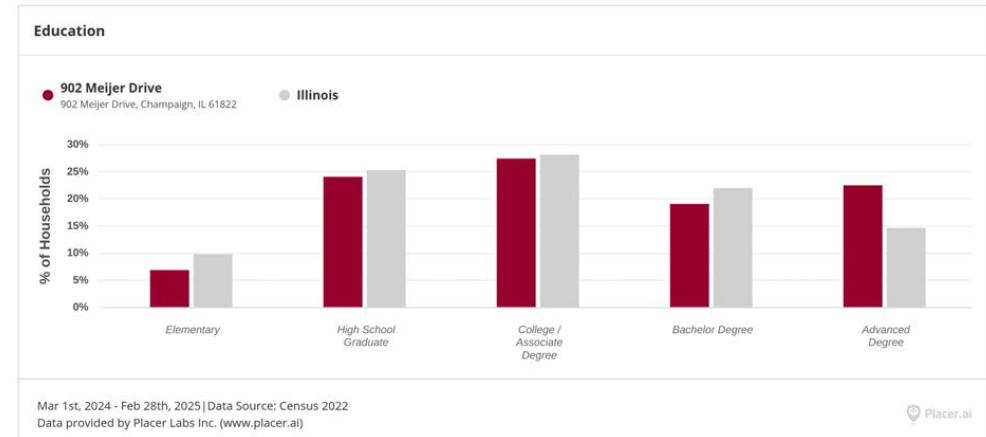
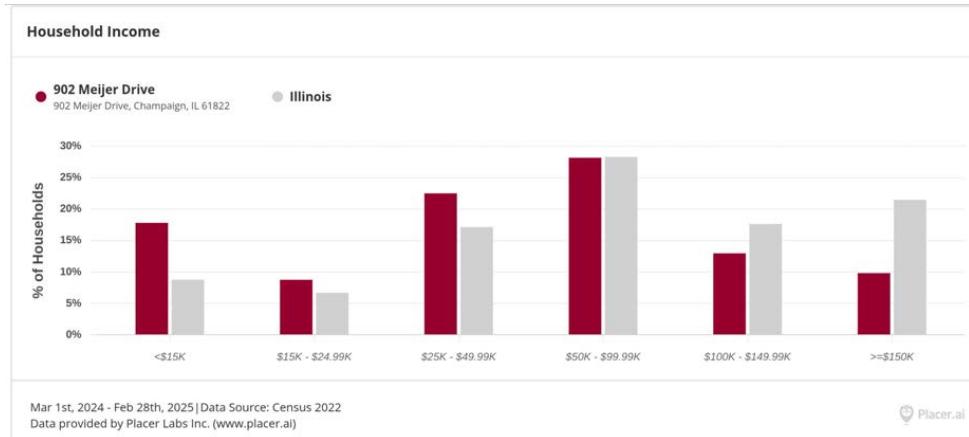
Bachelor's Degree+

**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.

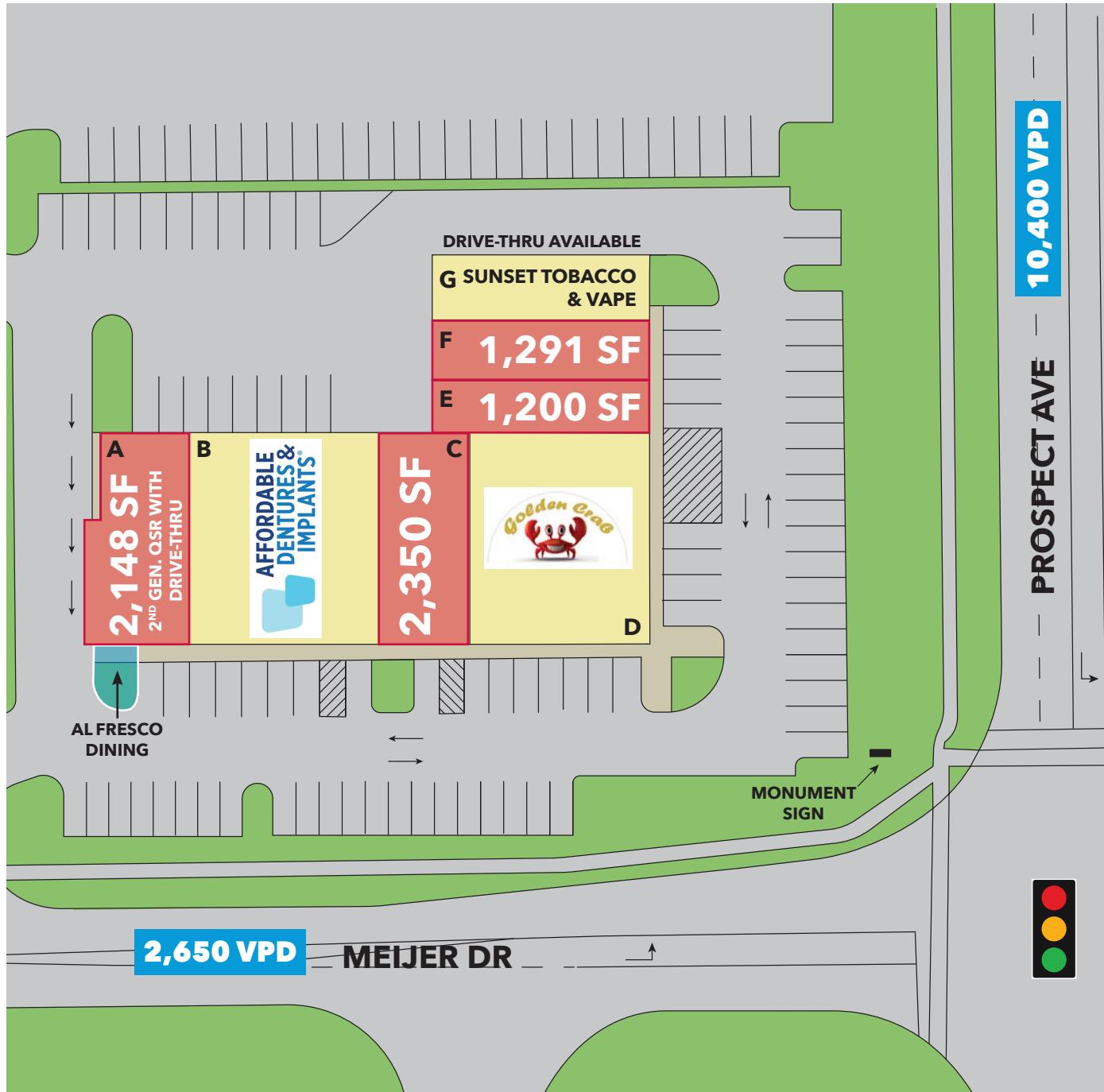
The Plaza is adjacent to AMC Theatre and across from Meijer (1.89M annual visitors) and Walmart Supercenter (2.21M annual visitors).

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<sup>ND</sup> GEN. QSR WITH DRIVE-THRU SF AVAILABLE



[www.affordabledentures.com](http://www.affordabledentures.com)  
Local dentist.

**C** 2,350 SF AVAILABLE



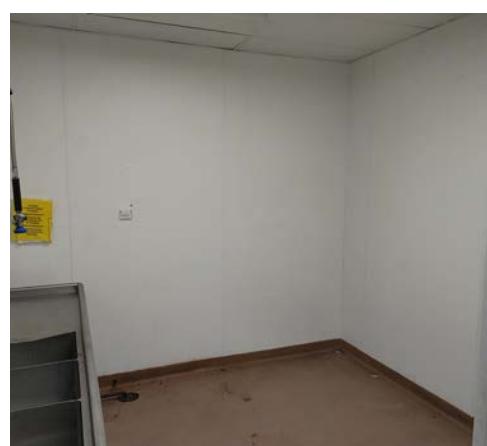
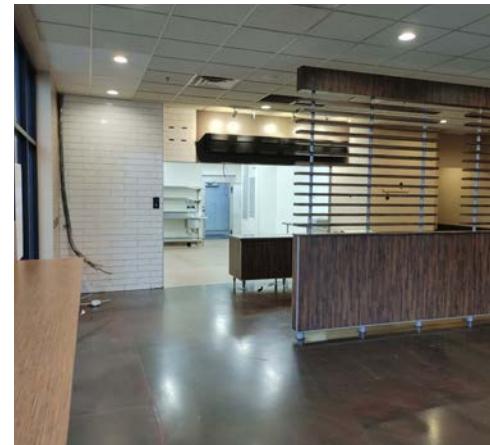
[www.goldencrabil.com](http://www.goldencrabil.com)  
Local seafood restaurant.

**E** 1,200 SF AVAILABLE

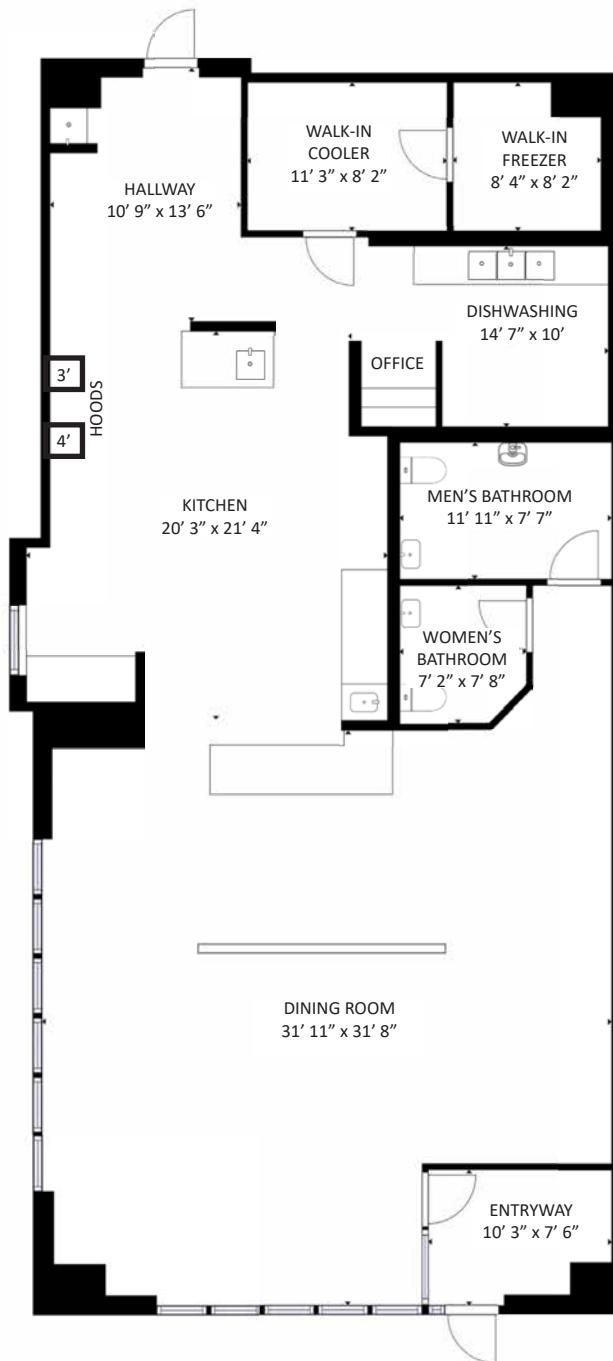
**F** 1,291 SF AVAILABLE (CAN BE COMBINED WITH ADJACENT UNIT)

**G** SUNSET TOBACCO & VAPE  
Local tobacco shop.

# SUITE A PHOTOS

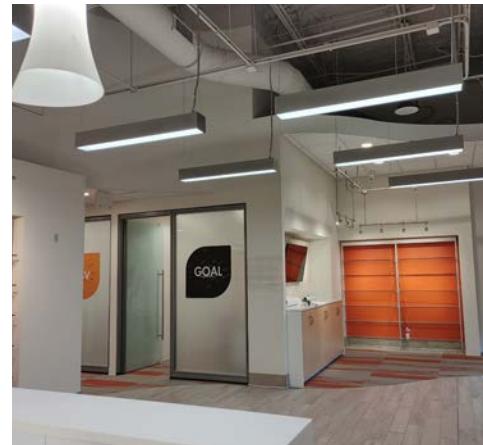
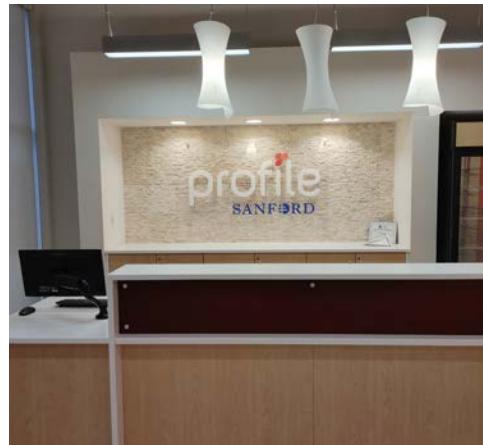
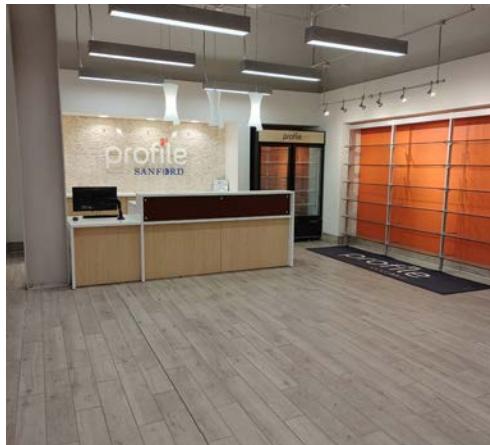


# SUITE A FLOOR PLAN



VIEW  
**360°**

# SUITE C PHOTOS

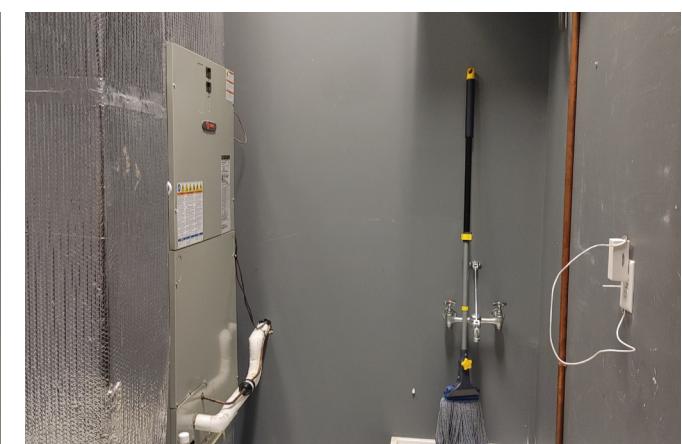
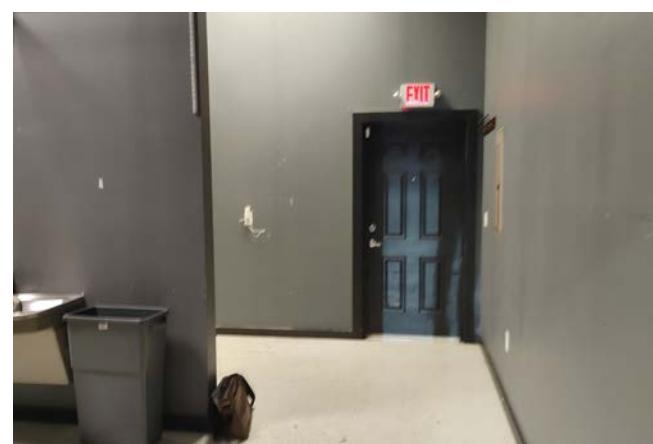
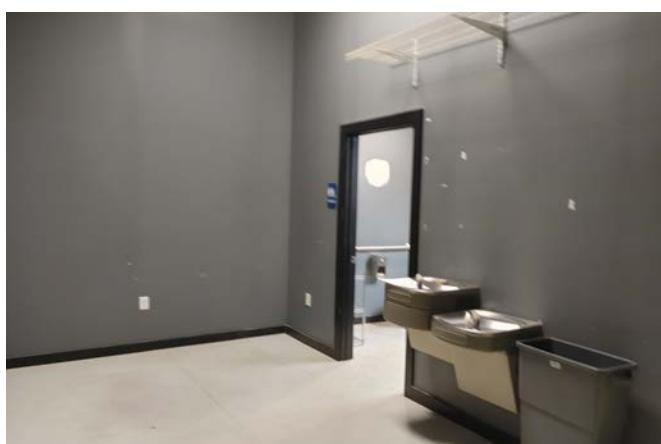
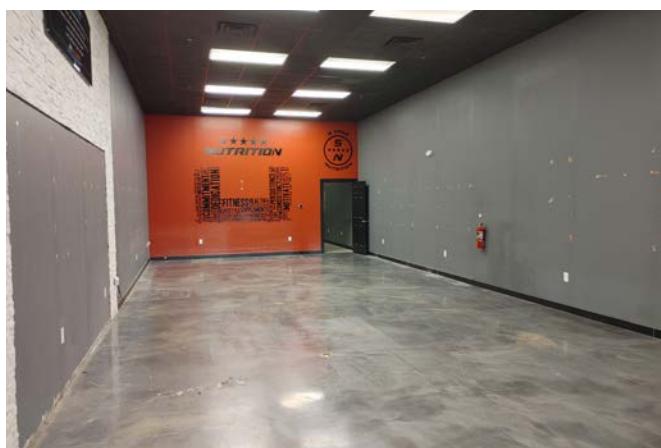
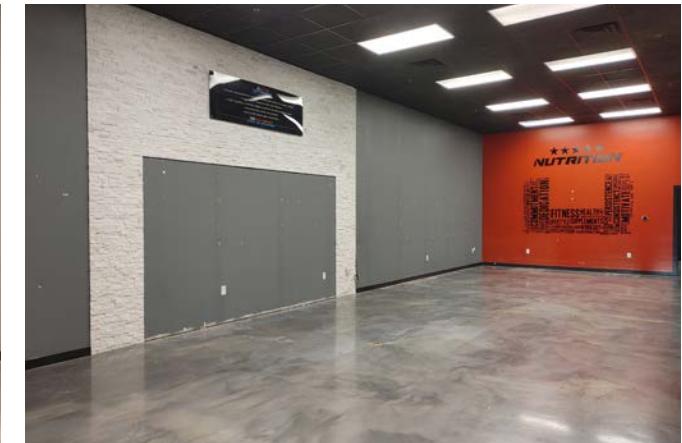
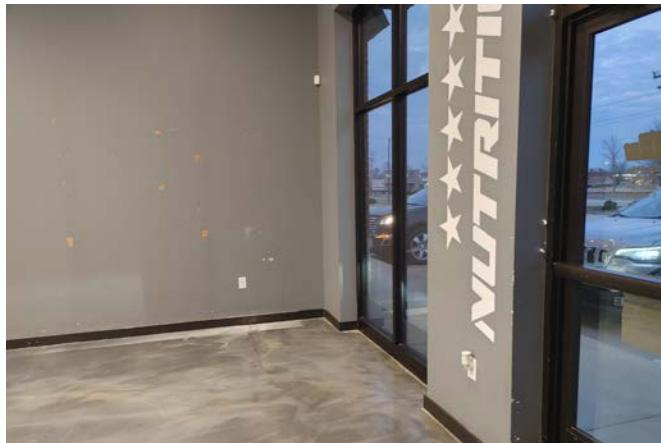


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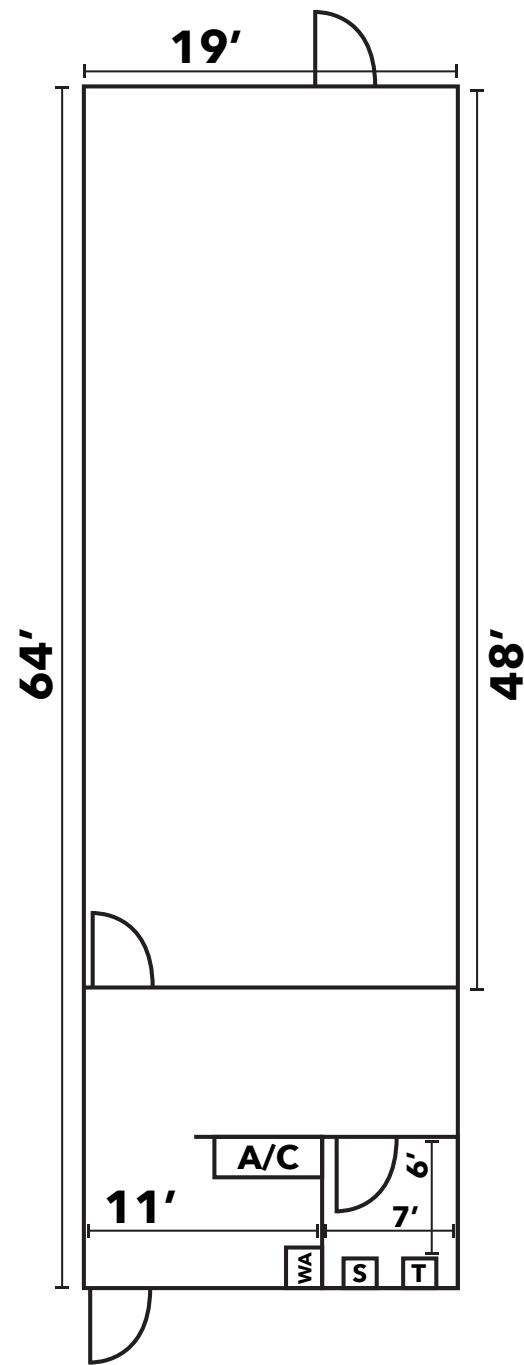


VIEW  
**360°**

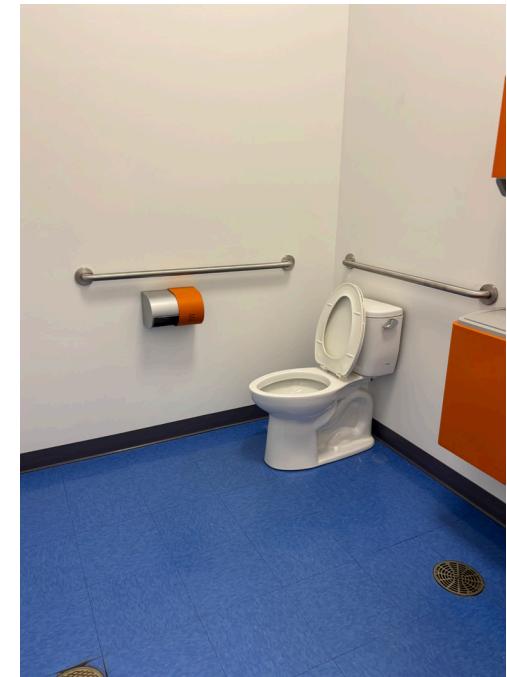
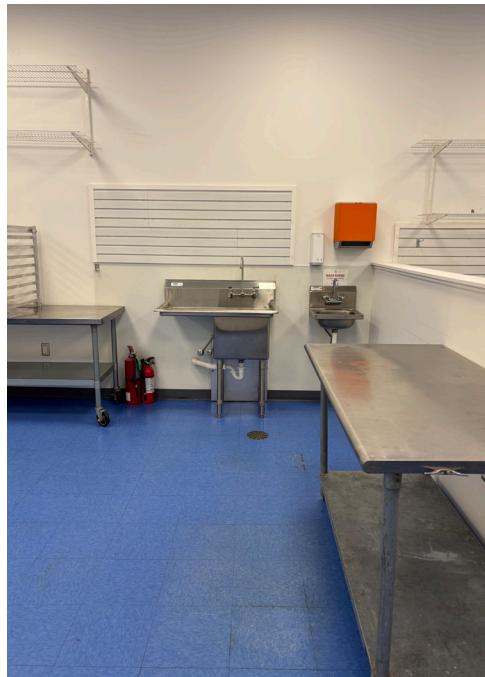
# SUITE E PHOTOS



# 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

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