

**SALE**

# 626 W. Champaign Ave.

**626 W. CHAMPAIGN AVE.**

Rantoul, IL 61866

**PRESENTED BY:**

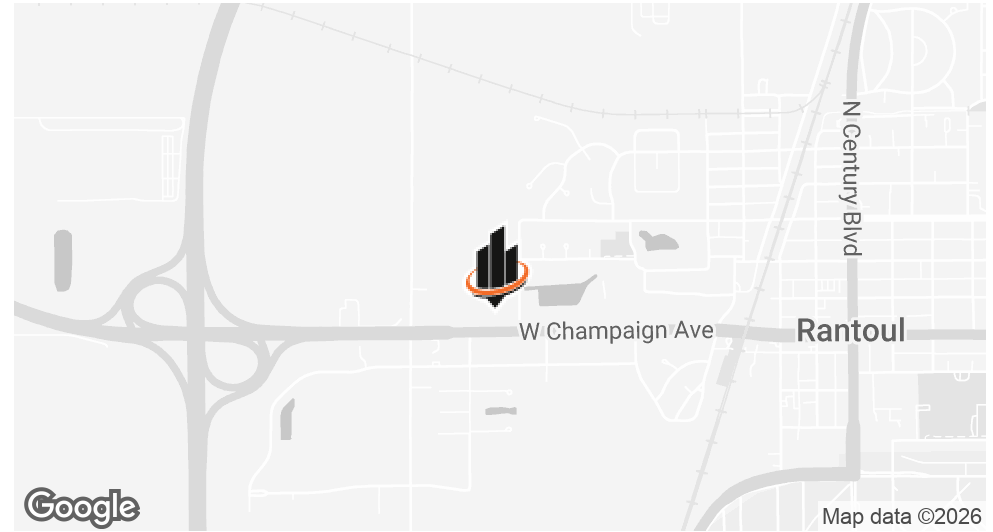
**CARRIE TINUCCI-TROLL, CCIM**

Phone: 309.590.7900 x383

carrie.troll@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$479,160
<b>LOT SIZE:</b>	1.1 Acres
<b>PRICE / ACRE:</b>	\$435,600
<b>APN:</b>	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 could be perfect for a national chain restaurant and would fit in well with the variety of fast food restaurants at that intersection, including the new Culver's restaurant. The property currently sits in an Enterprise Zone with sales tax savings on construction materials and property tax rebates on a 5-year period. Additional land to the north could be available as needed. Property now zoned for commercial development.

### 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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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

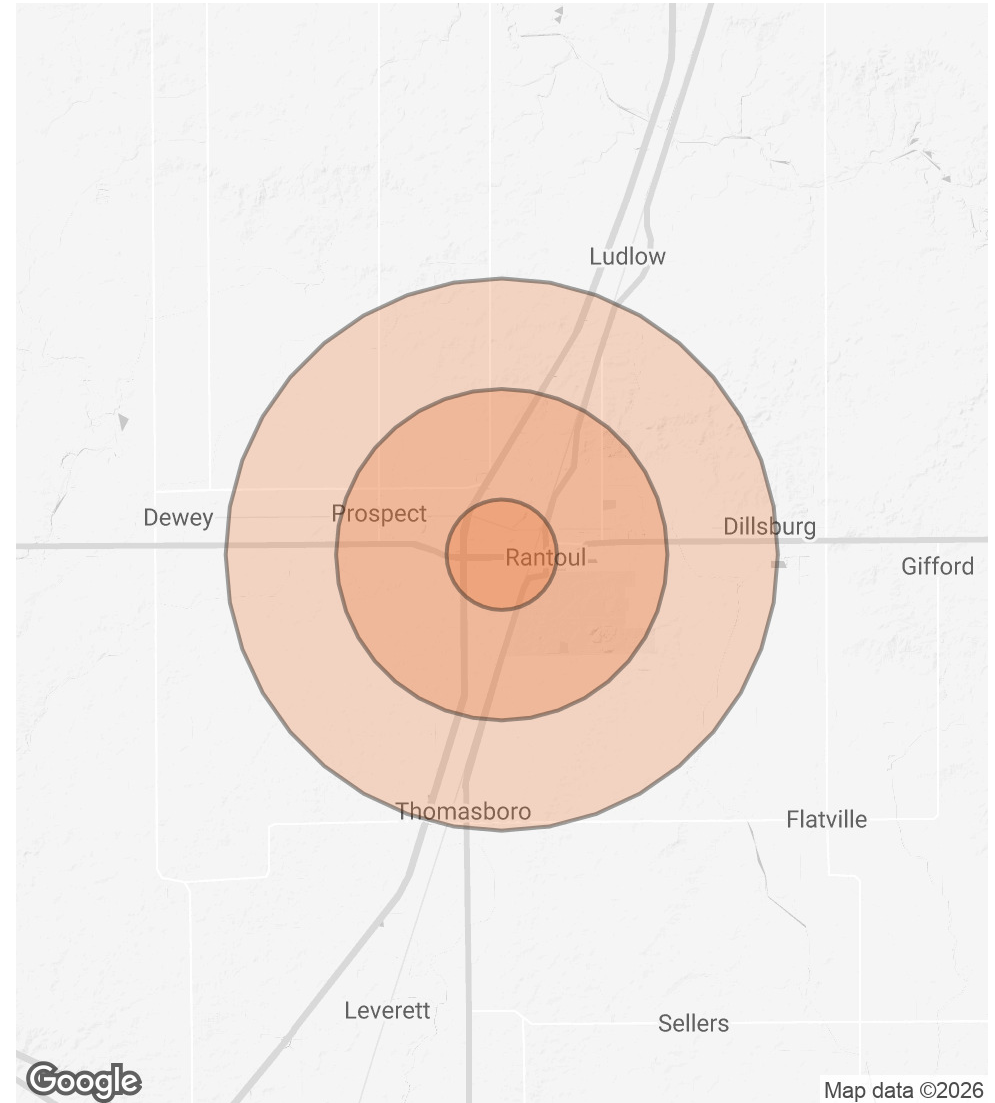
## POPULATION

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

## HOUSEHOLDS & INCOME

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

2020 American Community Survey (ACS)



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## ADVISOR BIO 1



### CARRIE TINUCCI-TROLL, CCIM

Advisor

carrie.troll@svn.com

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 office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

#### SVN | Core 3

1707 E Hamilton Rd., #1A  
Bloomington, IL 61704

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