



1 EAST MAIN PLAZA

SECOND GENERATION RESTAURANT

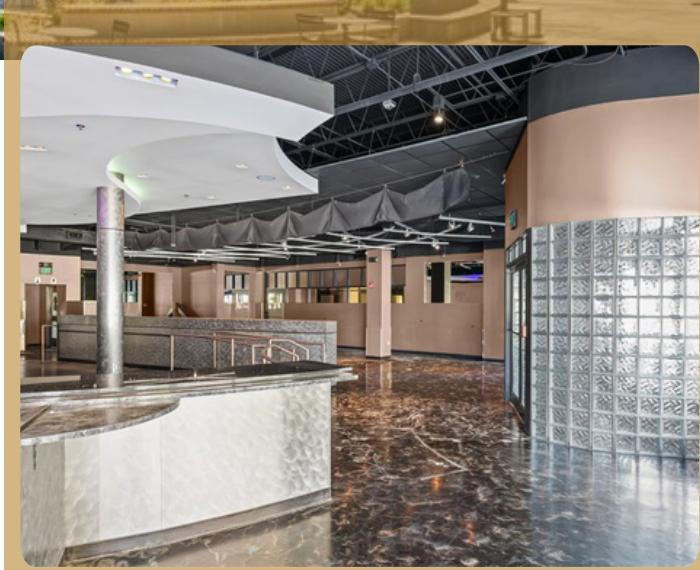
5,917sf - FOR LEASE

HIGHLIGHTS:

- 5,917 SF ground-floor restaurant space at 1 E Main Plaza
- Fully built-out restaurant with complete commercial kitchen and bar; dining area ready for customization
- Expansive outdoor plaza seating ideal for dining and events
- Prominent visibility in Champaign's downtown core
- Surrounded by restaurants, retail, offices, and residential developments.

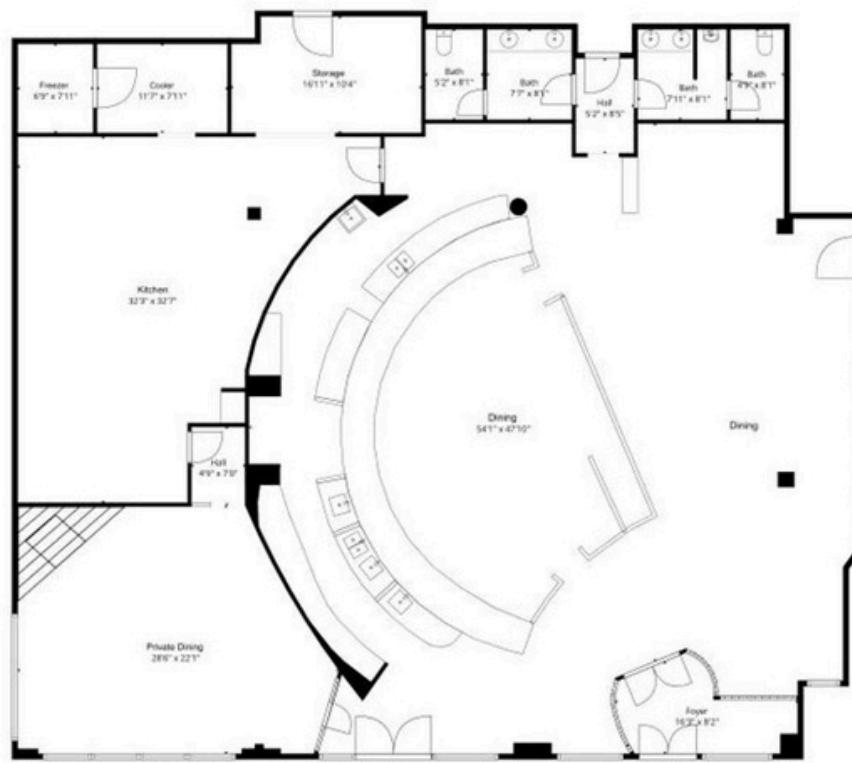
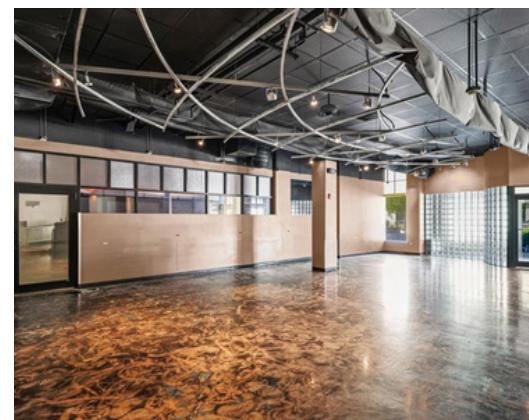
PROPERTY OVERVIEW:

A prime second-generation restaurant opportunity located at 1 E Main Plaza, the centerpiece of Downtown Champaign's thriving dining and entertainment district. This 5,917 SF ground-floor space features a complete commercial kitchen and bar infrastructure with an open dining area ready for new layout and concept design. Expansive plaza patio seating positions the restaurant at the heart of downtown activity — surrounded by theaters, hotels, and year-round community events that bring consistent energy and foot traffic to the area.



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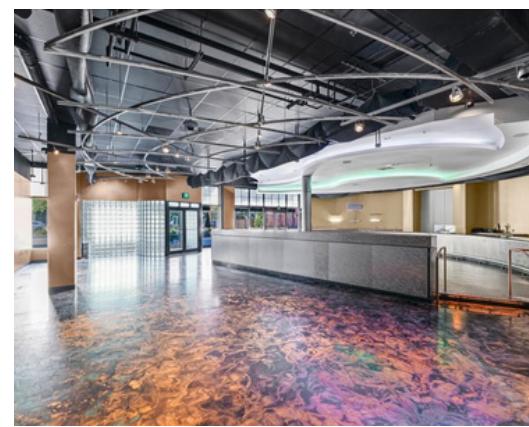
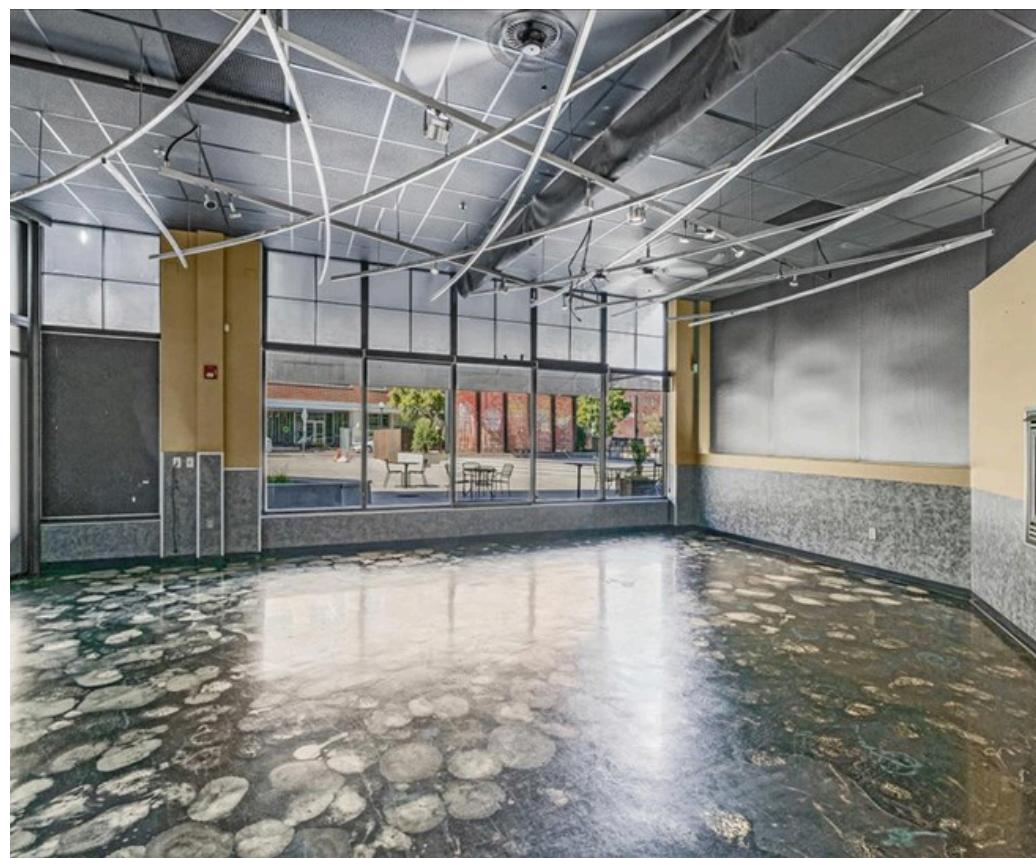
TOTAL APPROX: 5,917 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

This floor plan is for illustrative purposes only and is not a substitute for official records or architectural drawings.
All dimensions are approximate and may vary. For exact measurements, please consult a licensed architect or surveyor.

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1 E MAIN PLAZA- CHAMPAIGN, IL





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Prime Restaurant Opportunity in Downtown Champaign

5,917 SF | Fully Built-Out Kitchen & Bar | Outdoor Plaza Seating | Flexible Dining Layout

Premier Downtown Location

Situated at 1 E Main Plaza, the focal point of Downtown Champaign's vibrant dining and entertainment district. Surrounded by established restaurants, boutique retailers, hotels, and nightlife destinations that create a lively, walkable atmosphere.

High Visibility & Foot Traffic

Prominent corner frontage with steady pedestrian and vehicle flow from nearby offices, apartments, and the University of Illinois campus. Located adjacent to public parking and downtown transit routes for easy access.

Thriving Restaurant & Bar Scene

Positioned among popular destinations such as Big Grove Tavern, Hamilton Walker's, and The Esquire Lounge. Year-round festivals, concerts, and outdoor events drive consistent local and regional visitors.

Plaza Patio Dining

Expansive outdoor seating directly on 1 E Main Plaza — ideal for al fresco dining, private events, or live entertainment. Enhanced visibility during downtown street fairs and seasonal gatherings.

Turnkey Restaurant Buildout

Existing upscale infrastructure includes:

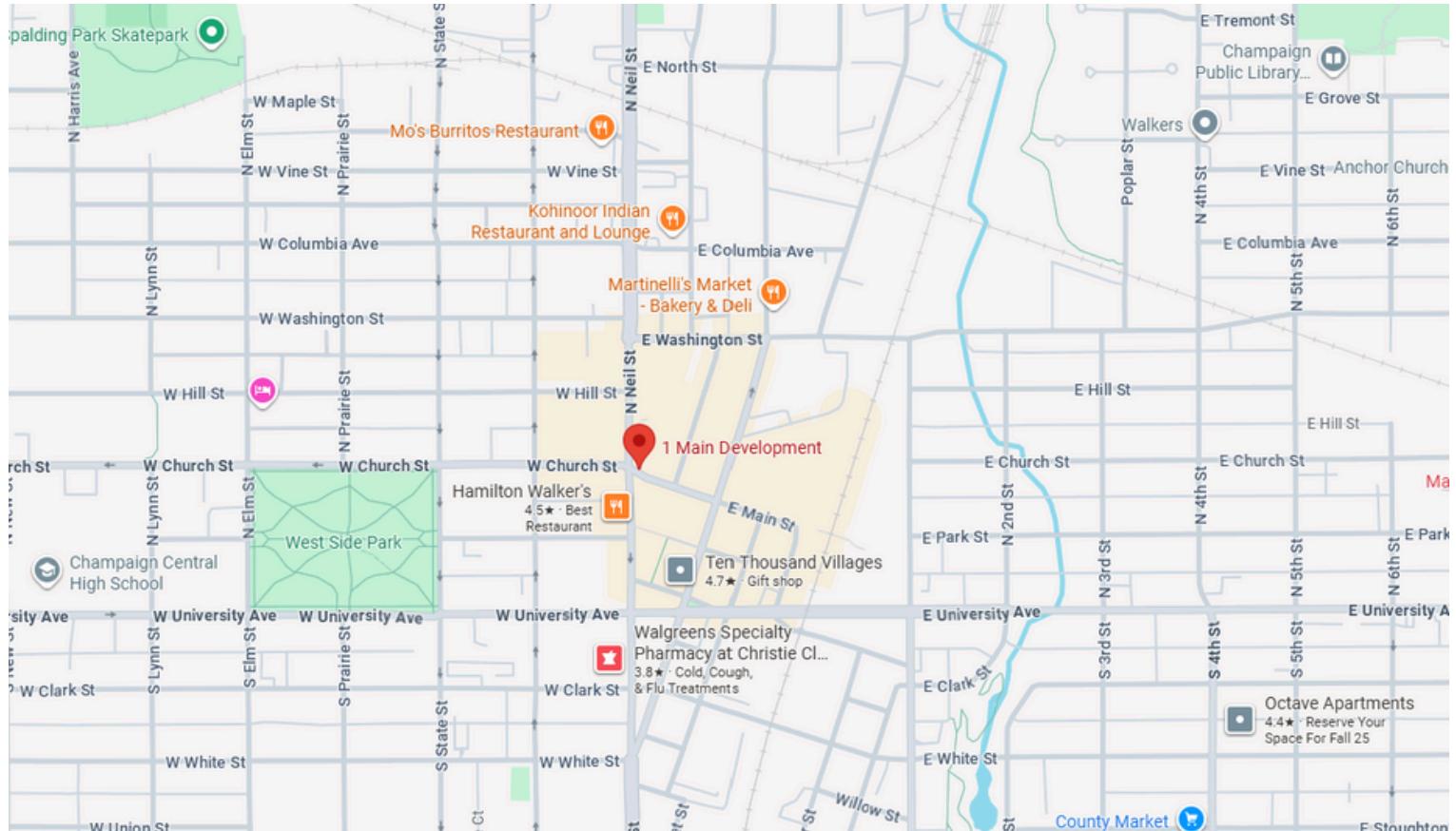
- Full commercial kitchen with hood and ventilation system
- Bar and back-of-house prep areas in place
- Open dining area ready for new layout and seating design
- Modern finishes and adaptable floor plan

This setup minimizes start-up time and build-out costs for new operators.

Proximity to Key Destinations

Steps from the Virginia Theatre, Hyatt Place Hotel, and The Orpheum Children's Science Museum. Minutes to the University of Illinois Urbana-Champaign, bringing strong demand from students, faculty, and visitors year-round.

1 E MAIN PLAZA - CHAMPAIGN, IL



Demographics	1-Mile Radius	3-Mile Radius
Population	32,133	105,908
Median Age	25.4	27.5
Median HH Income	\$25,162	\$44,852
Avg Household Income	\$47,546	\$63,233
Daytime Employees	16,922	81,144

