

REO MULTI-TENANT OFFICE BUILDING - FOR SALE

*2004 Fox Drive
Champaign, IL 61820*



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An aerial photograph of a city, likely Atlanta, Georgia, showing various commercial buildings, parking lots, and green spaces. A large, bold green number '1' is superimposed over the center of the image.

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
In-Place NOI	Approx. \$238,872
Building Size:	25,100 SF
Lot Size:	2.26 Acres
Occupancy:	86.6%
Year Built:	1988
Zoning:	CO
Parking:	98 Spaces

Property Overview

2004 Fox Drive is a 25,100-square-foot, single-story Class B office building located on Fox Drive in Champaign, Illinois. Built in 1988 and situated on 2.26 acres, the building features eight (8) units, a prominent monument sign along Fox Drive, and ample on-site parking with 98 spaces (3.9/1,000 SF). Currently 86.6% occupied, the building is home to a diverse mix of tenants including Believers and Achievers, Left Lane Auto, Finisar Corporation, Westchester Group Investment Management, Accent Counseling, Champaign Clinic, and Bret D. Kroenke Insurance & Financial Services, along with one 2,500-square-foot vacant suit. The Property offers stable in-place income with upside potential, generating a in-place net operating income (NOI) of approximately \$238,872. The surrounding area features a mix of retail and office uses, with nearby national and regional retailers including Harvest Market, ACE Hardware, Starbucks, Moe's Southwest Grill, Smoothie King, Oberweis Ice Cream, Taco Bell, Steak 'n Shake, and McDonald's. Major employers in the region include the University of Illinois, Carle Health Systems, Kraft-Heinz, and Presence Health.

Property Highlights

- Existing occupancy at 86.6% with seven (7) established tenants all on NNN leases
- Attractive income stream producing a in-place net operating income (NOI) of approximately \$238,872
- Strategic location near the University of Illinois, Carle Health Systems, and major area employers
- Zoned CO: Commercial Office District allowing for flexible office and related service uses

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OFFICE BUILDING FOR SALE

PROPERTY DESCRIPTION



Location Description

2004 Fox Drive is ideally situated along Fox Drive in Champaign, Champaign County, Illinois. The City of Champaign, located in east-central Illinois, is home to the University of Illinois at Urbana-Champaign—the state's largest and one of the most influential universities. With a population of approximately 89,000 and over 210,000 residents in Champaign County, the area offers a strong economic base and a skilled labor pool supported by ongoing university-driven research and innovation.

This location is recognized as one of Champaign's premier commercial corridors, offering exceptional access, visibility, and proximity to key amenities. The Property is less than four (4) miles from both Interstate 74 (east/west) and Interstate 57 (north/south) and is easily accessible via major thoroughfares including Neil Street, Kirby Avenue, and Windsor Road. The surrounding area features a mix of retail and office uses, with nearby national and regional retailers such as Harvest Market, ACE Hardware, Starbucks, Moe's Southwest Grill, Smoothie King, Oberweis Ice Cream, Taco Bell, Steak 'n Shake, and McDonald's. Major employers in the region include the University of Illinois, Carle Health Systems, Kraft-Heinz, and Presence Health.

The Property is zoned CO: Commercial Office, designed primarily for freestanding office buildings and office parks, with limited supporting retail, service, and institutional uses. This low-intensity district promotes attractive landscaping, generous setbacks, and open space. The University of Illinois campus lies less than one (1) mile north, while Downtown Champaign is approximately two (2) miles away. Willard Regional Airport, located in the adjacent Village of Savoy, provides convenient regional air service.

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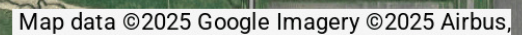
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LOCATION INFORMATION

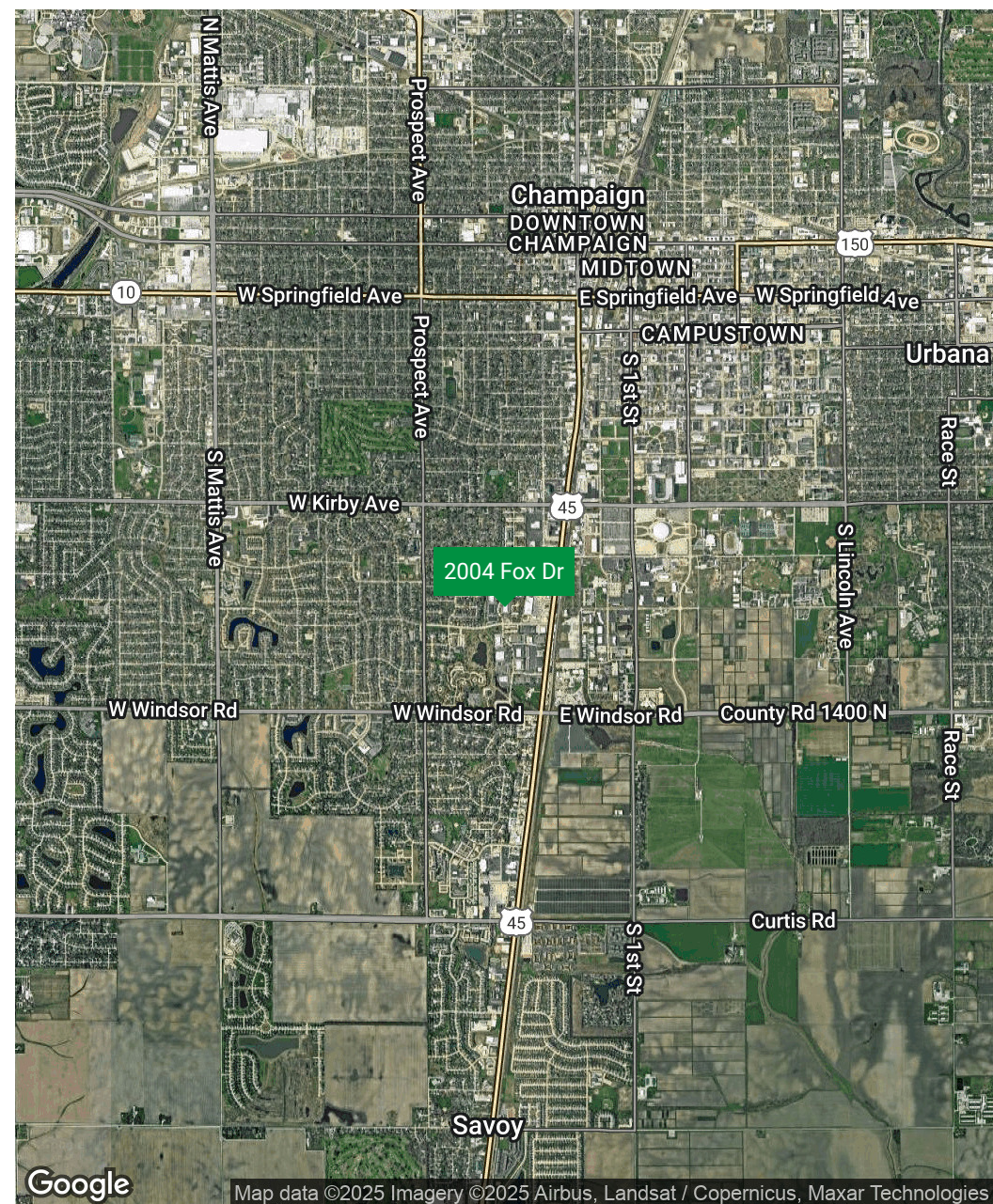
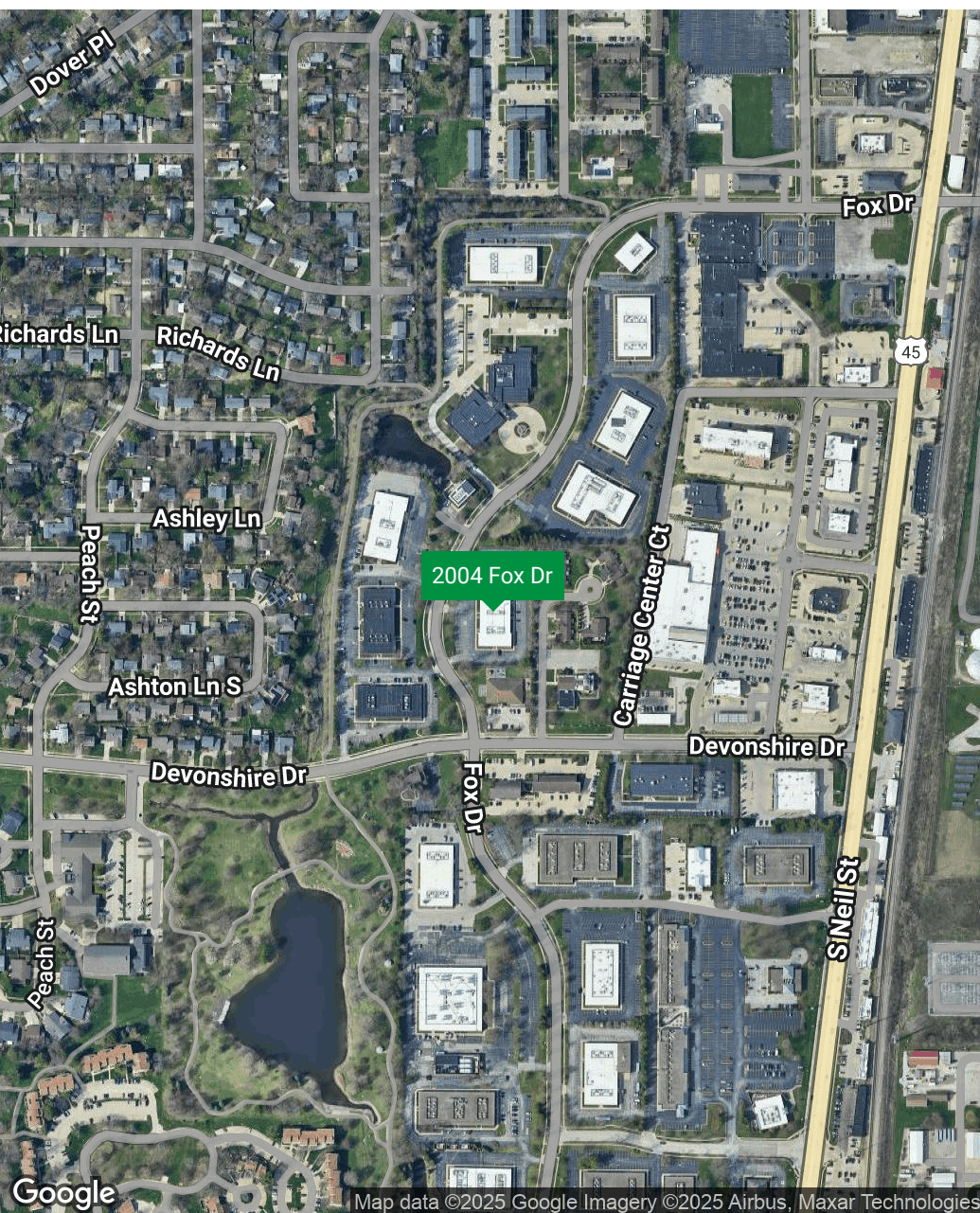
RETAILER MAP



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LOCATION MAP



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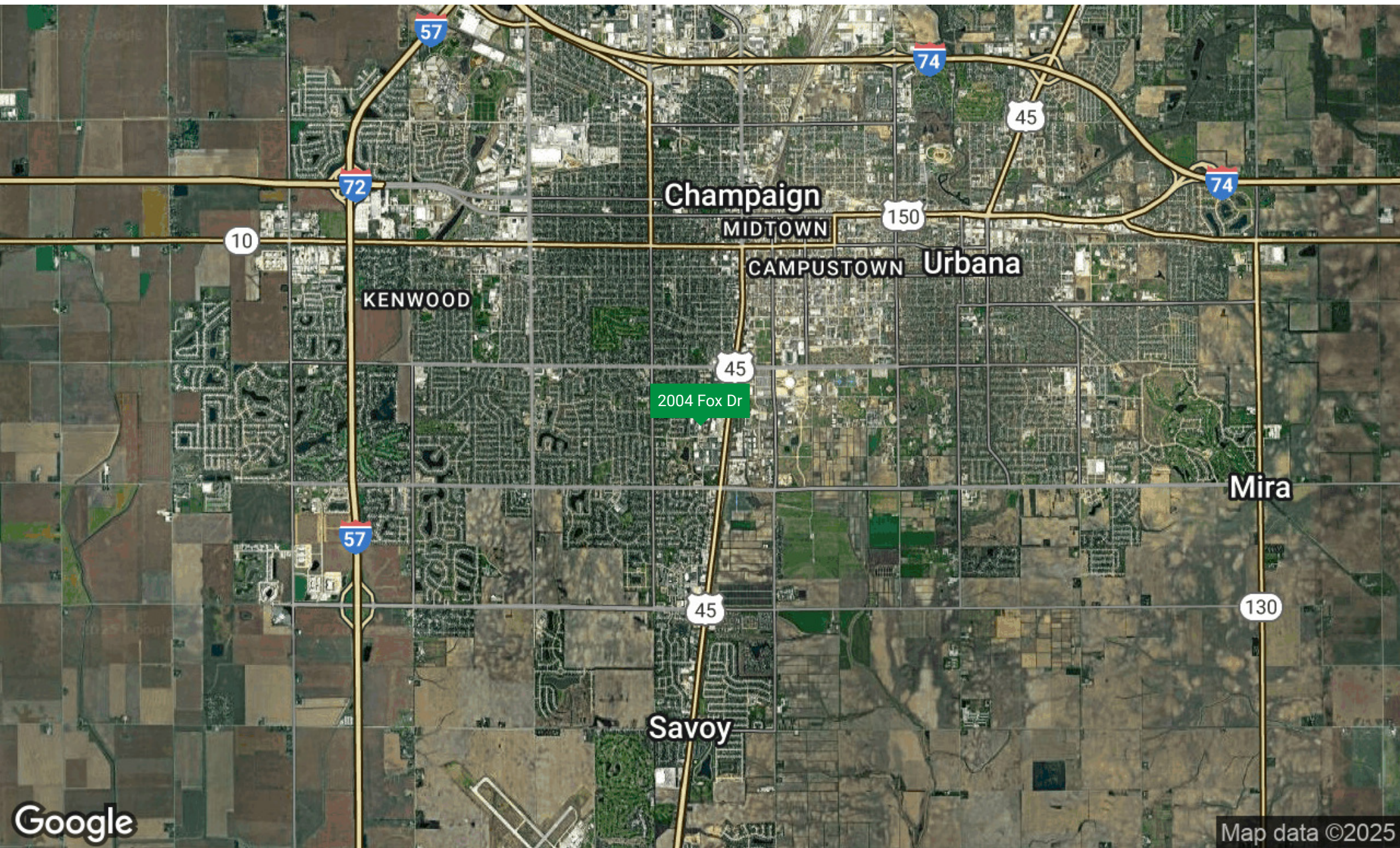
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AERIAL MAP



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An aerial photograph of a city, likely Atlanta, showing various buildings, parking lots, and green spaces. A large, stylized green number '3' is centered over the image. Below the number, the word 'DEMOGRAPHICS' is written in a green, serif, all-caps font.

3 DEMOGRAPHICS

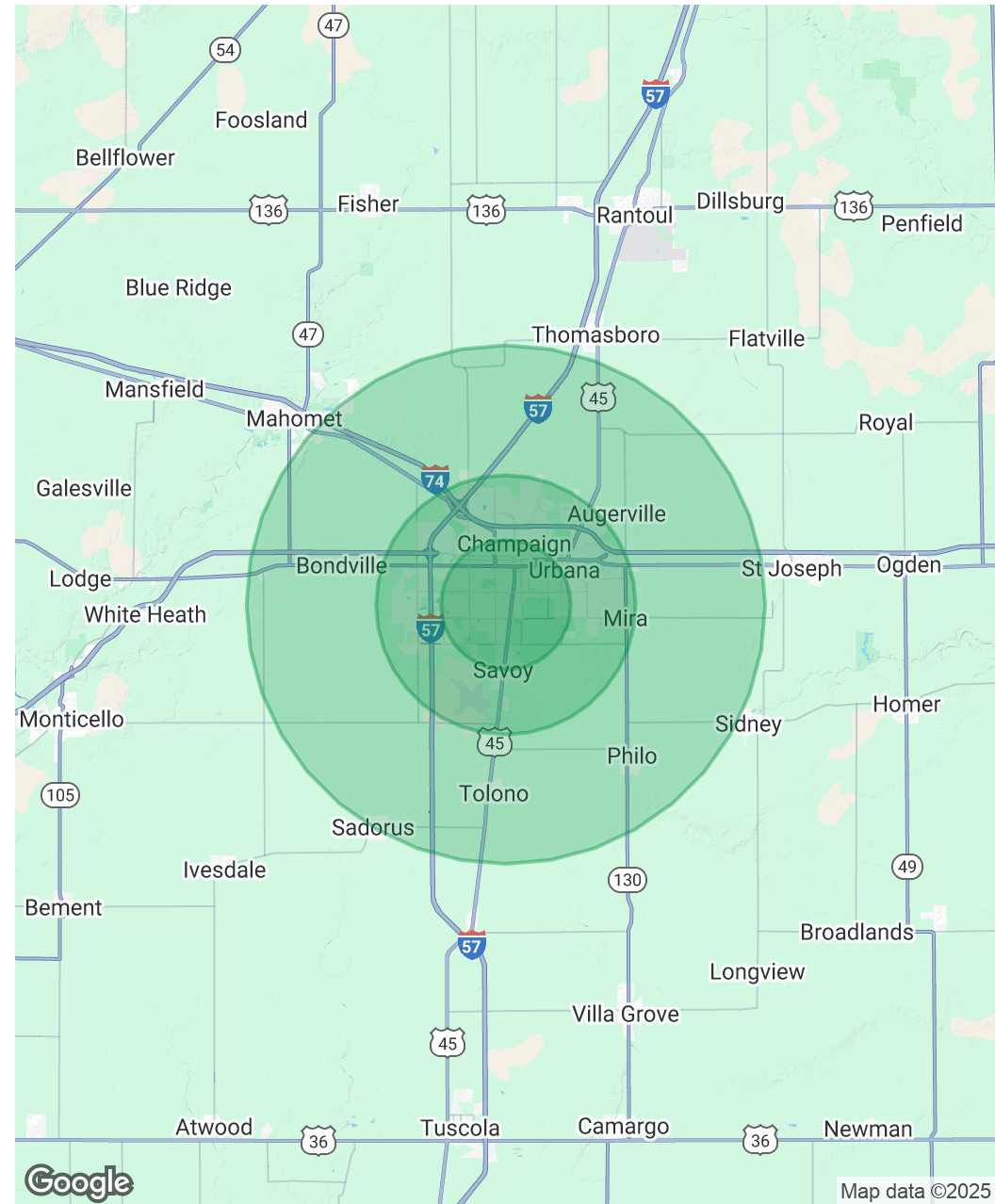
OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	81,332	147,843	169,759
Average Age	33	35	36
Average Age (Male)	32	34	35
Average Age (Female)	34	36	37

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	32,608	61,691	70,395
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$76,594	\$81,121	\$85,757
Average House Value	\$199,647	\$203,656	\$211,686

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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