

REO VALUE-ADD OFFICE BUILDING - FOR SALE

*2110 Fox Drive
Champaign, IL 61820*



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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Building Size:	34,150 SF
Lot Size:	3.33 Acres
Occupancy:	25.7%
Year Built:	1998
Zoning:	CO
Parking:	124 Spaces

Property Overview

2110 Fox Drive is a 34,150-square-foot, single-story Class B office building located on Fox Drive in Champaign, Illinois. Built in 1998 and situated on 3.35 acres, the building features four (4) units, a prominent monument sign along Fox Drive, and a generous on-site parking lot with 124 spaces (3.63 per 1,000 SF). Currently 25.7% occupied, the building is leased to New City Church and Ivy Rehab, offering immediate income with substantial lease-up potential. Two vacant suites totaling 25,502 square feet (10,528 SF and 14,974 SF) provide excellent flexibility for new tenants or an owner-user. The Property presents a strong value-add opportunity in a high-demand corridor surrounded by professional offices, retail amenities, and major employers. Nearby national and regional retailers include 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

- Significant value-add potential through lease-up and stabilization
- Flexible layouts ideal for medical, professional, or service-oriented users
- Strong regional location near the University of Illinois, Carle Health Systems, and other major employers
- Potential to deliver over 25,000 SF of contiguous office space

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OFFICE BUILDING FOR SALE

PROPERTY DESCRIPTION



Location Description

2110 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 is located 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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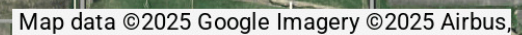
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LOCATION INFORMATION

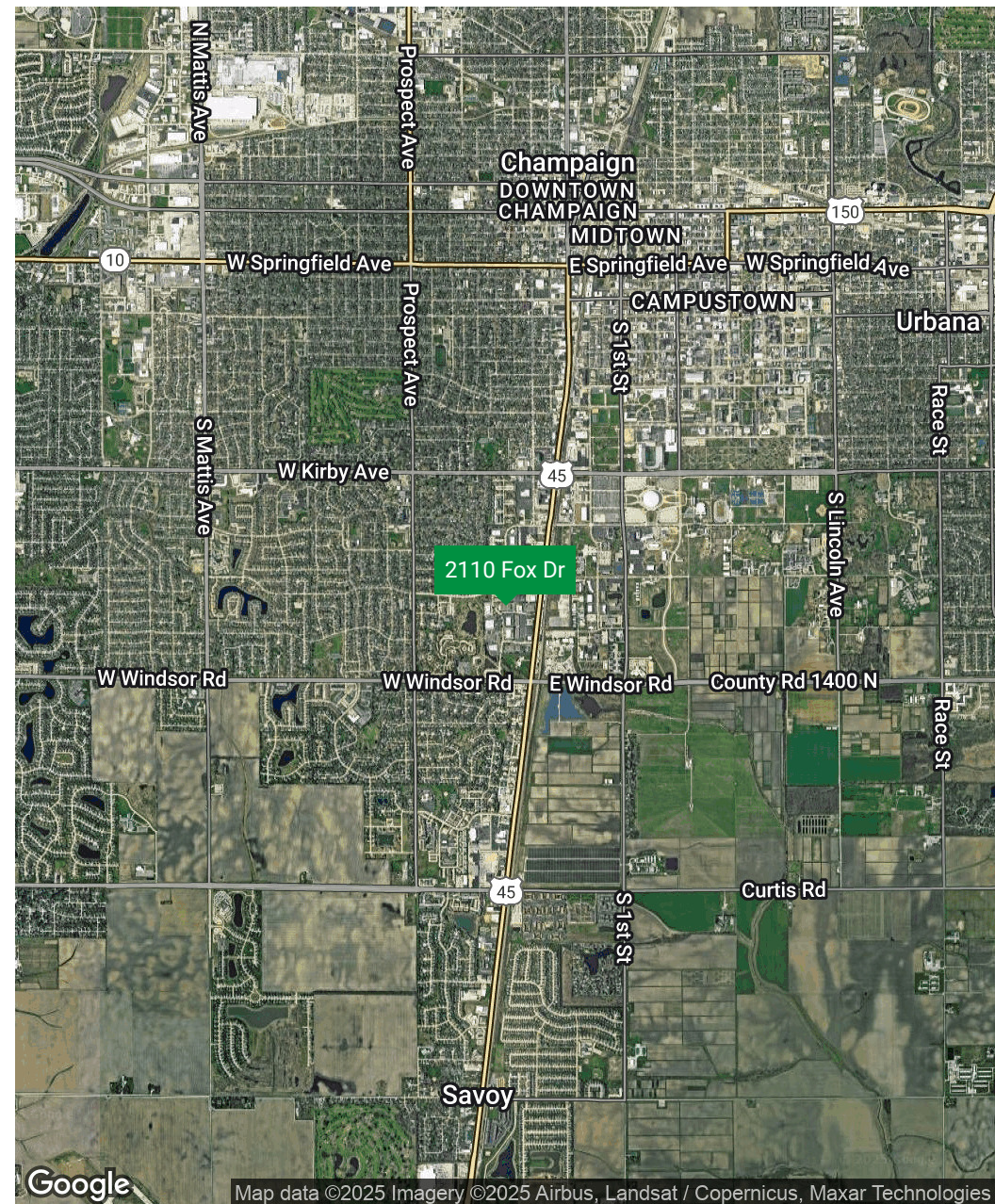
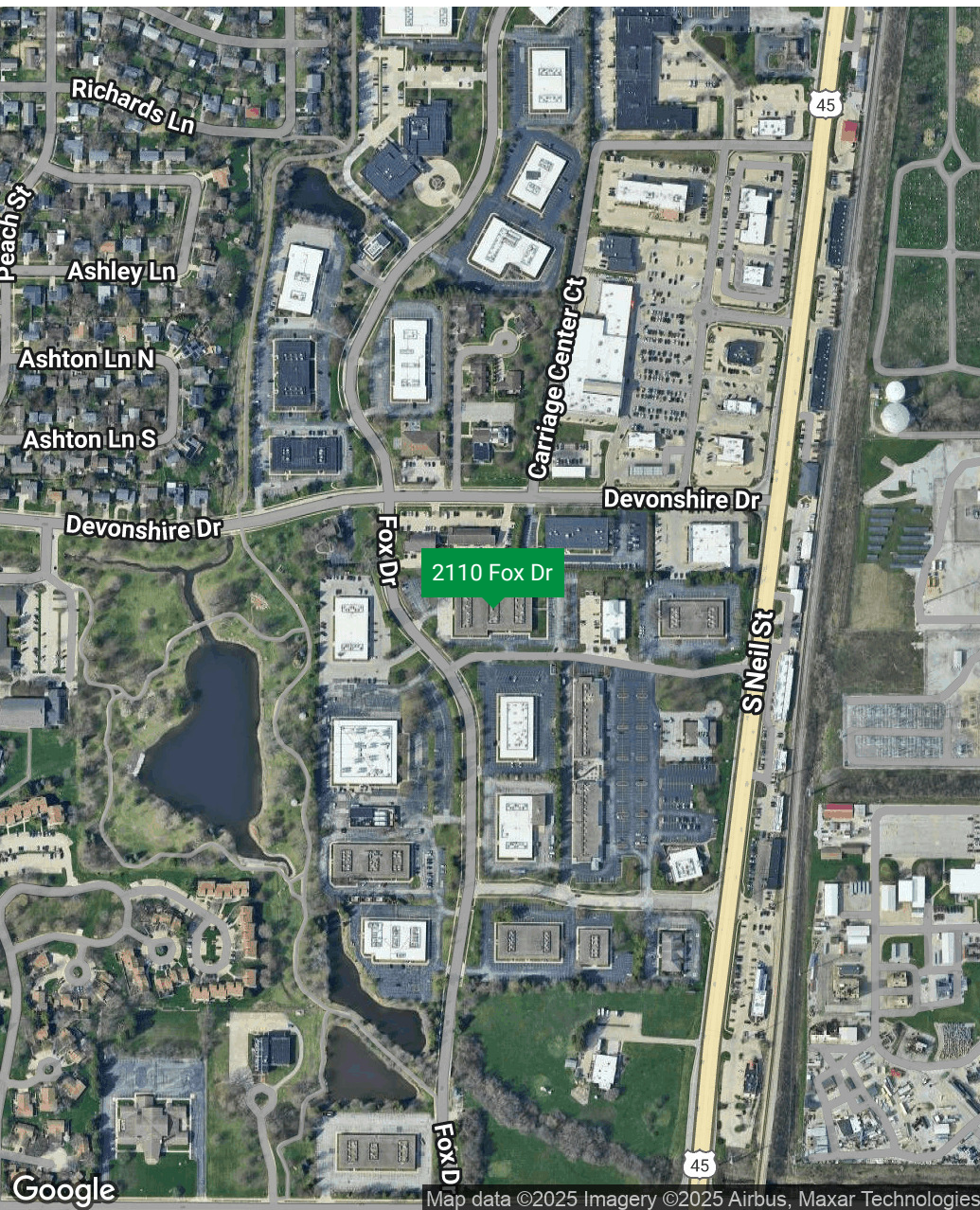
RETAILER MAP



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LOCATION MAP



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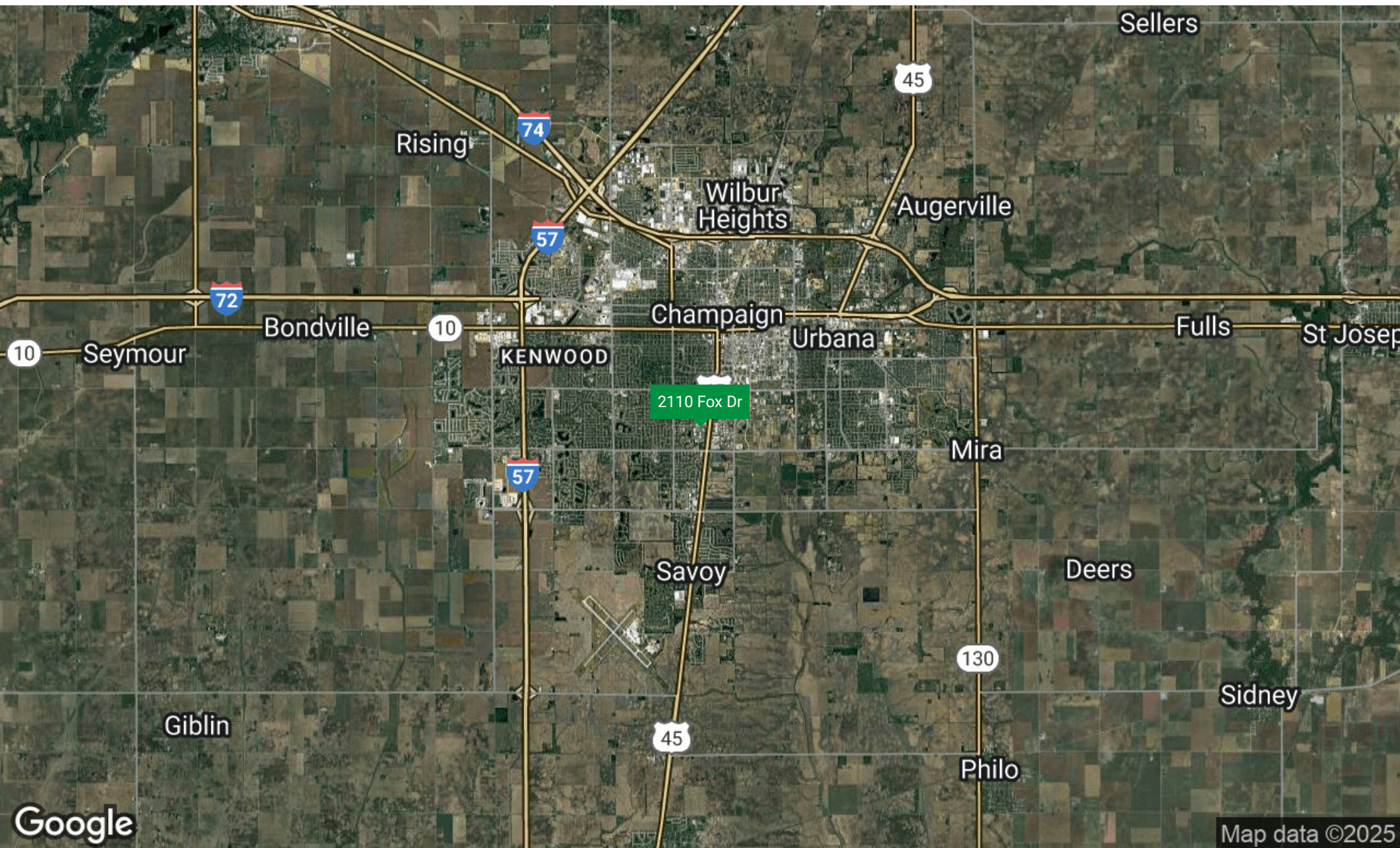
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AERIAL MAP



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DEMOGRAPHICS

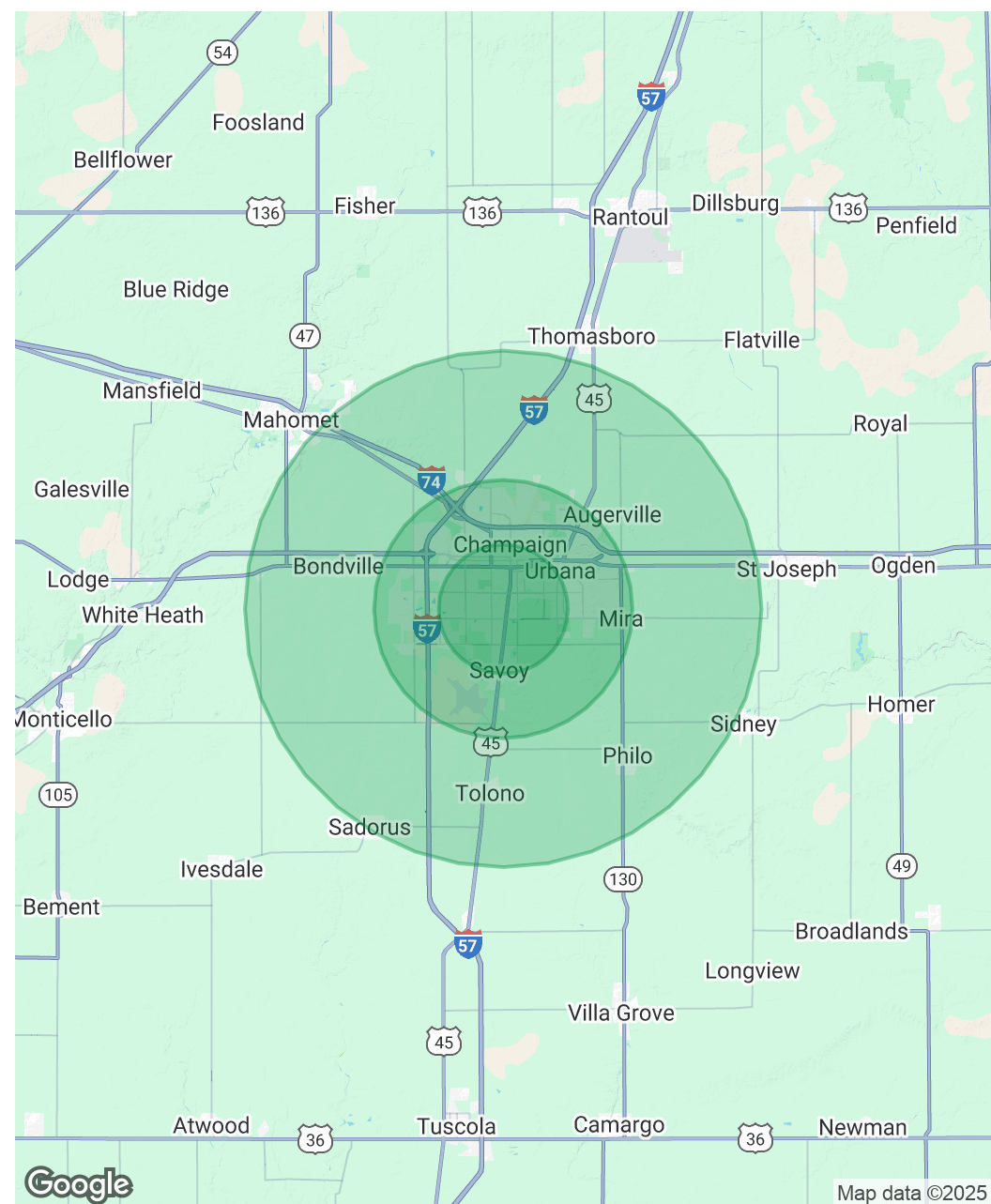
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DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	79,786	146,436	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	31,914	61,075	70,395
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$77,852	\$81,209	\$85,757
Average House Value	\$202,708	\$204,099	\$211,686

Demographics data derived from AlphaMap



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