

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



NEW MARKET COMMONS
500 N. WALNUT STREET
Champaign, IL 61820

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PROPERTY DESCRIPTION

New Market Commons is Champaign's newest re-purposed building project consisting of roughly 40,000 SF on 1.5 acre site at the northeast edge of the revitalized Downtown Champaign. Currently there are 5 tenant spaces available from 1,782 SF to 5,990 SF. See floor plan and price list for more information. Construction/renovation began in Spring 2018 and were completed by in fall 2018. Individual spaces to be delivered as per the following: Storefront per elevations, Finished demised space, Electrical and Lighting to code, Sealed concrete floor, 1 ADA restroom, and separate HVAC & Electrical. Ownership is willing to consider additional buildout for qualified tenants.

Property is broker owned.

LOCATION DESCRIPTION

Located downtown Champaign, this redevelopment is mixed-use featuring an attractive site design which exudes a vintage, urban industrial vibe. Perfect for destination retail, boutiques, art studios, galleries, coffee shops, breweries, and original restaurants, New Market Commons is set to become the premier social hub of Champaign. Additionally, adaptive re-use of the building ensures each tenants' space has an atmosphere filled with character, unique architectural features, flexible layouts, and some with outdoor seating or retail space. Walkability from a new major downtown residential development and ample onsite parking make New Market Commons conveniently accessible to pedestrians and drivers alike. Come be a part of this exciting new development and reserve your space today!

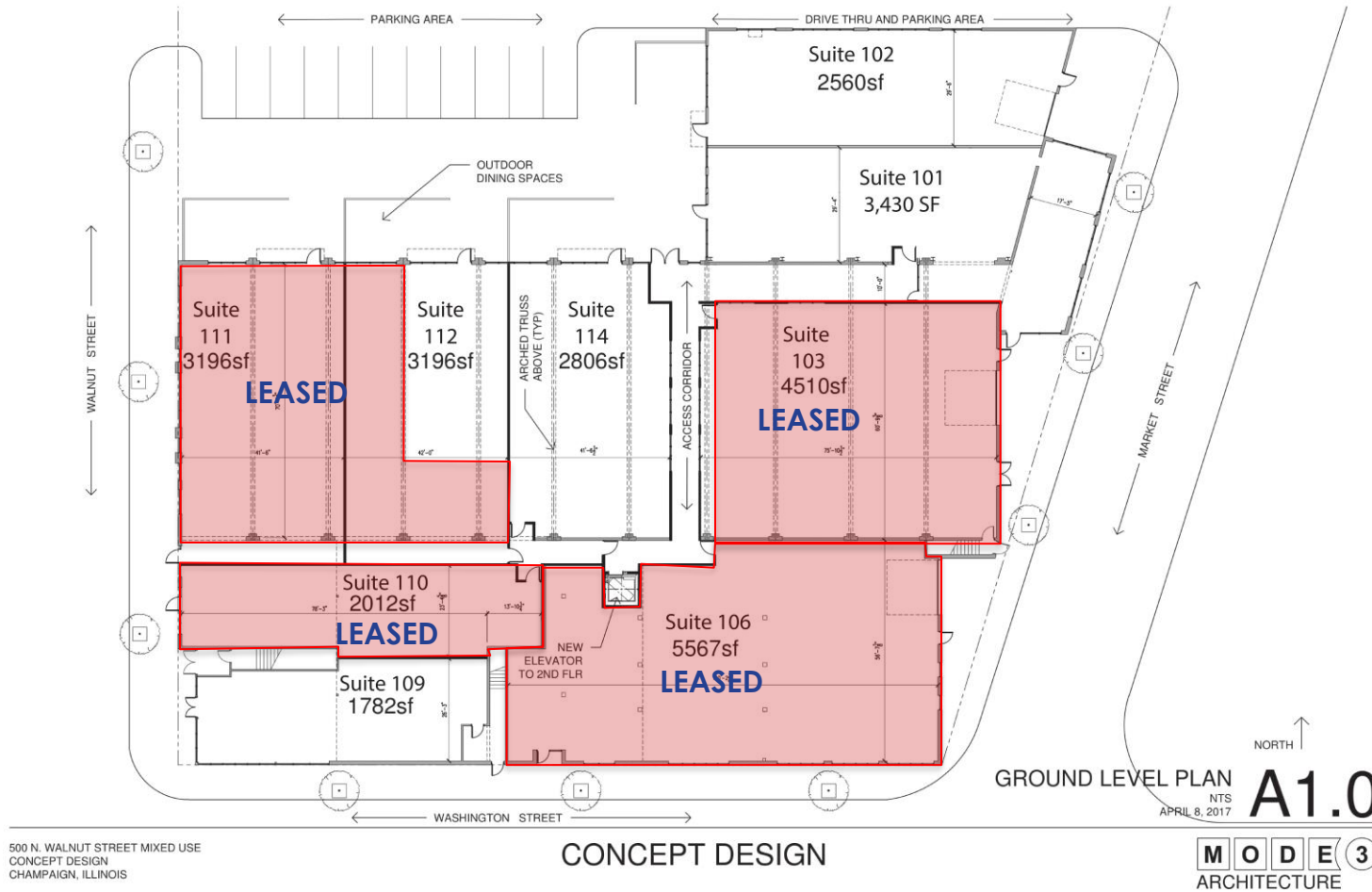
OVERVIEW

Lease Price	\$20.00 - \$30.00 / SF
Lease Type	Gross
Available Space	1,782 – 5,990 SF
Building Size	38,540 SF
Parking	72 On-Site
Zoning	CI – Commercial Industrial



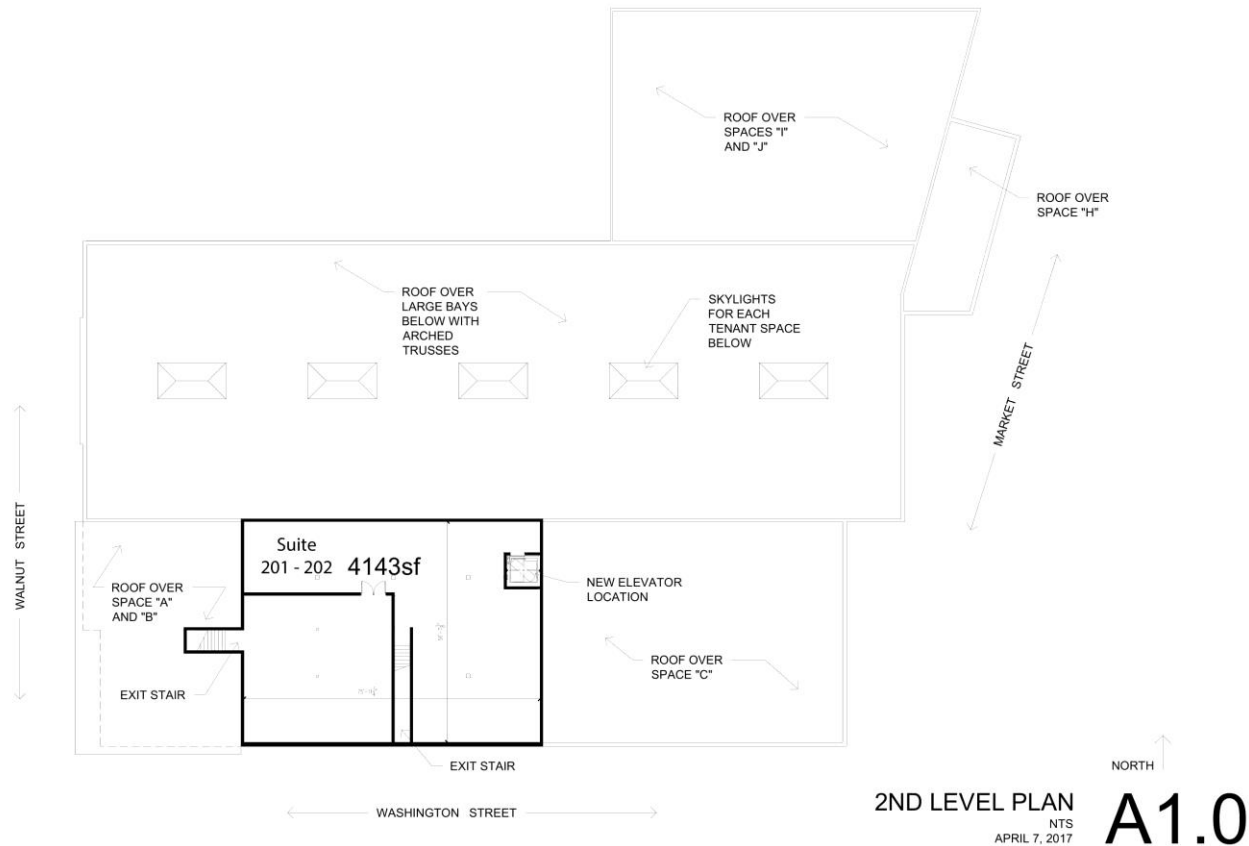


FLOOR PLAN





FLOOR PLAN



2ND LEVEL PLAN

NTS
APRIL 7, 2017

A1.0

500 N. WALNUT STREET MIXED USE
CONCEPT DESIGN
CHAMPAIGN, ILLINOIS

CONCEPT DESIGN

MODE 3
ARCHITECTURE

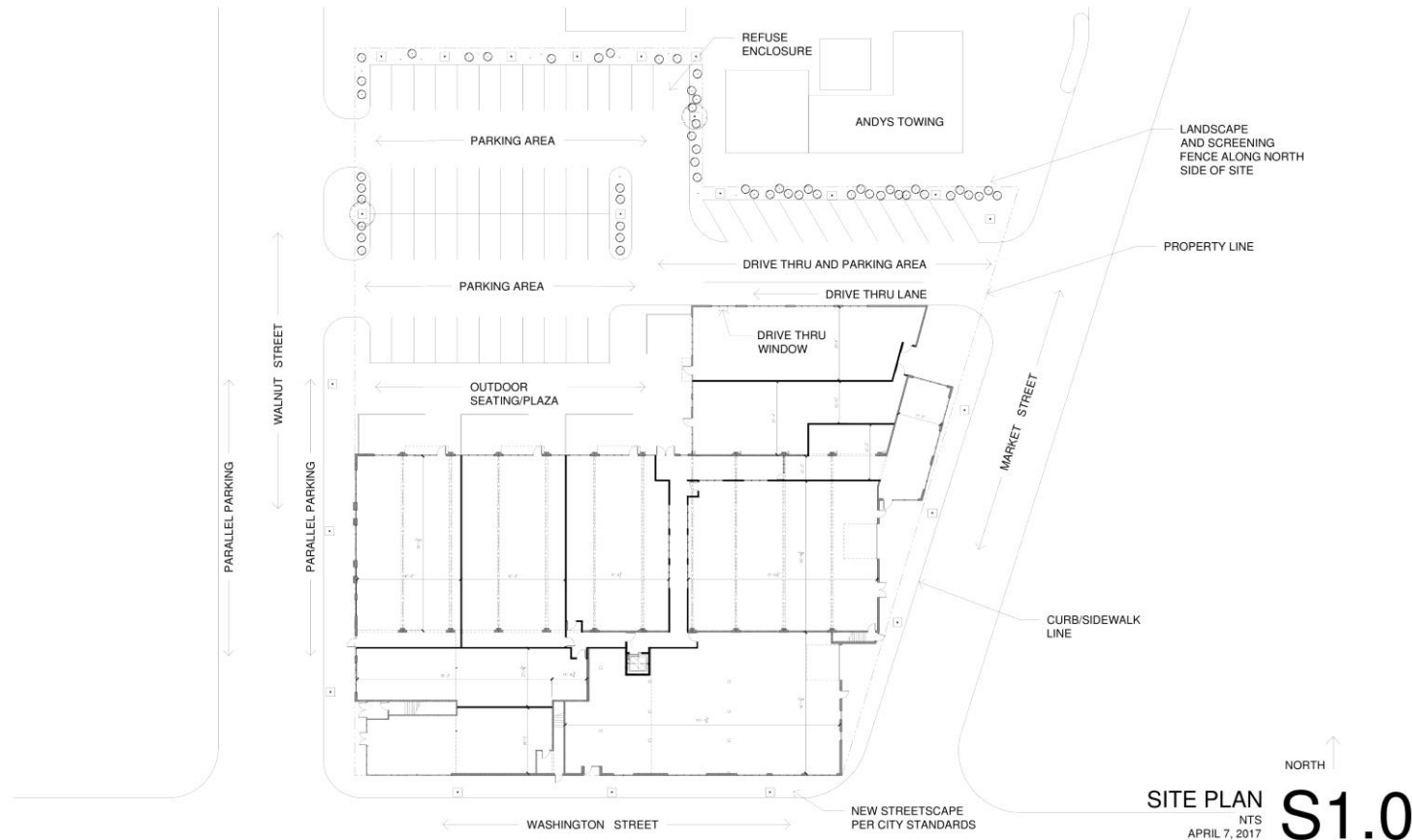


PRICING SHEET

SUITE #	SIZE	PRICE
101	3,430 SF	\$27.00/SF Gross
102	2,560 SF	\$27.00/SF Gross
103	4,510 SF	Leased
106	5,567 SF	Leased
109 (Available in 60 Day)	1,782 SF	\$30.00/SF Gross
110	2,012 SF	Leased
111-112	4,100 SF	Leased
113	1,792 SF	\$30.00/SF Gross
114	2,806 SF	\$27.00/SF Gross
201-202	4,143 SF	\$20.00/SF Gross



SITE PLAN



500 N. WALNUT STREET MIXED USE
CONCEPT DESIGN
CHAMPAIGN, ILLINOIS

CONCEPT DESIGN

NORTH ↑
SITE PLAN NTS
APRIL 7, 2017 **S1.0**

MODE 3
ARCHITECTURE

NEW MARKET COMMONS



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DEMOGRAPHICS

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	25,845	100,046	414,726
2017 Population est.	27,869	103,859	147,534
2022 Population est.	28,344	106,158	154,699
HOUSHOLDS			
2017 Households	11,975	42,302	60,402
2022 Households est.	12,293	43,899	64,297
INCOME			
2017 Median HH Income	\$20,155	\$33,490	\$43,176
2017 Per Capita Income	\$14,719	\$26,806	\$33,441
2017 Avg. HH Income	\$32,877	\$51,833	\$66,117
Total Retail Demand			
Total Demand	\$299,495,921	\$1,488,851,081	\$2,472,851,601



AREA TENANTS



The News-Gazette



**Northwestern
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AERIAL



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