



RETAIL SPACE FOR LEASE

Champaign Marketview

11-61 E Marketview Drive, Champaign, IL 61820

CREIGHTON SHOOK

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The Space

PROPERTY NAME	Champaign Marketview Shopping Center
LOCATION	11-61 E Marketview Drive, Champaign, IL 61820
COUNTY	Champaign County, IL
AVAILABLE SF	10,586 SF
TOTAL BUILDING SF	86,257 SF
RENT / SF (ANNUAL)	\$18.50 - \$22.00 / SF / Year
LEASE TYPE	NNN
LOT SIZE	8.51 Acres
YEAR BUILT	1985
ZONING	Commercial General - CG

PROPERTY HIGHLIGHTS

- **Prime I-74 Visibility & Access** - Located directly off I-74 Exit 182 at Neil Street, the primary north-south commercial corridor in Champaign, with approximately 50,000 VPD along North Neil Street.
- **Adjacent to Market Place Mall** - Positioned alongside the second-largest enclosed shopping mall in Central Illinois, the immediate area is anchored by Costco, Dick's Sporting Goods, Macy's, and JCPenney, creating a strong co-tenancy draw for the surrounding retail node.
- **University-Driven Demand** - The University of Illinois Urbana-Champaign, located just 3 miles south, has surpassed 60,000 total enrollment for the first time in university history, fueling consistent consumer spending and workforce demand across the Champaign retail market.
- **Dense Retail Concentration** - The Neil Street & I-74 corridor anchors nearly 250 retailers within a single square mile, making it the strongest retail center in East Central Illinois, surrounded by national tenants including Hobby Lobby, Barnes & Noble, and a deep roster of restaurants and service retailers.
- **Strong Shopping Center Tenancy** - Champaign Marketview Shopping Center is home to TJ Maxx, Barnes & Noble, Crunch Fitness, McDonalds, Olive Garden, newly opened Bob's Discount Furniture, newly opened Simply Chic & Chic Kids - high-end resale boutiques, and many more.



Demographics

1 MILE	3 MILES	5 MILES
6,200 POPULATION	84,459 POPULATION	134,720 POPULATION
2,923 HOUSEHOLDS	35,430 HOUSEHOLDS	58,574 HOUSEHOLDS
\$61.5k AVG HH INCOME	\$60.0k AVG HH INCOME	\$76.8K AVG HH INCOME



48,900 VPD

AVERAGE DAILY TRAFFIC COUNT



21,067 VPD

AVERAGE DAILY TRAFFIC COUNT

Aerial Map & Surrounding Retail



Site Plan



Market Overview

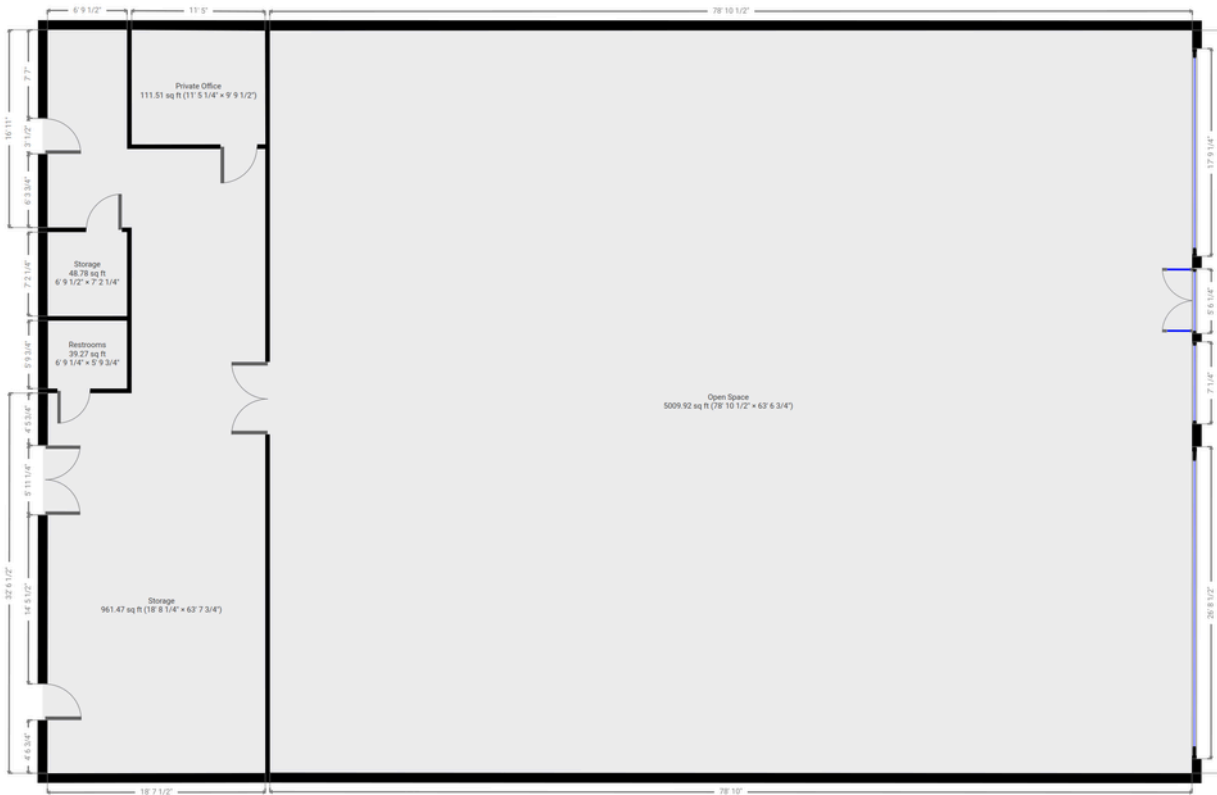
CHAMPAIGN, IL - I-74 & Neil Street Interchange

The Champaign-Urbana metropolitan area has a population of approximately 235,600 residents, anchored by the University of Illinois - a top-tier R1 research institution and one of the region's largest economic engines. Champaign is the tenth-most populous municipality in Illinois and serves as the commercial hub for East Central Illinois, with Fortune 500 tenants including Abbott, ADM, Caterpillar, John Deere, and State Farm maintaining offices in the market. The Neil Street corridor from I-74 south through downtown benefits from strong traffic counts, a growing population base, and sustained university-driven demand that insulates the market from the volatility seen in comparable Midwest retail corridors.

Tenant Directory

SUITE	TENANT	SIZE
11-13	AVAILABLE	6,500
21	TJ Maxx	30,900
23-29	The Music Shoppe	11,000
31	Pablo's Tortilleria Y Abarrotes	3,200
35	PK Jewelry Repair	1,500
37	AVAILABLE	2,211
39	AVAILABLE	1,875
41	Plato's Closet	4,000
45	Simply Chic	12,000
49	Edible Arrangements	2,056
51	Bliss Massage	1,600
53	Kidscape	1,600
55-57	Hallmark	4,000
59	One Nails	1,512
61	T-Mobile	2,303
TOTAL GLA		86,257

AVAILABLE SPACE



SPACE DETAILS

Suite 11

6,500 Square Feet

RENT / SF	\$22.00/SF/YR
LEASE TYPE	NNN
FRONTAGE	65 LF
CEILING HEIGHT	10 FT
CONDITION	Clean Vanilla Box

SPACE FEATURES

- Open Floor Plan, former retail showroom space
- Potential to add storefront glass facing West, toward McDonalds
- Divisible to 2,500 SF / 4,000 SF
- Adjacent to TJ Maxx

SPACE FEATURES

- Open Floor Plan, former soft goods retail space
- Clean, Carpeted with hard surface entry
- Move-in ready

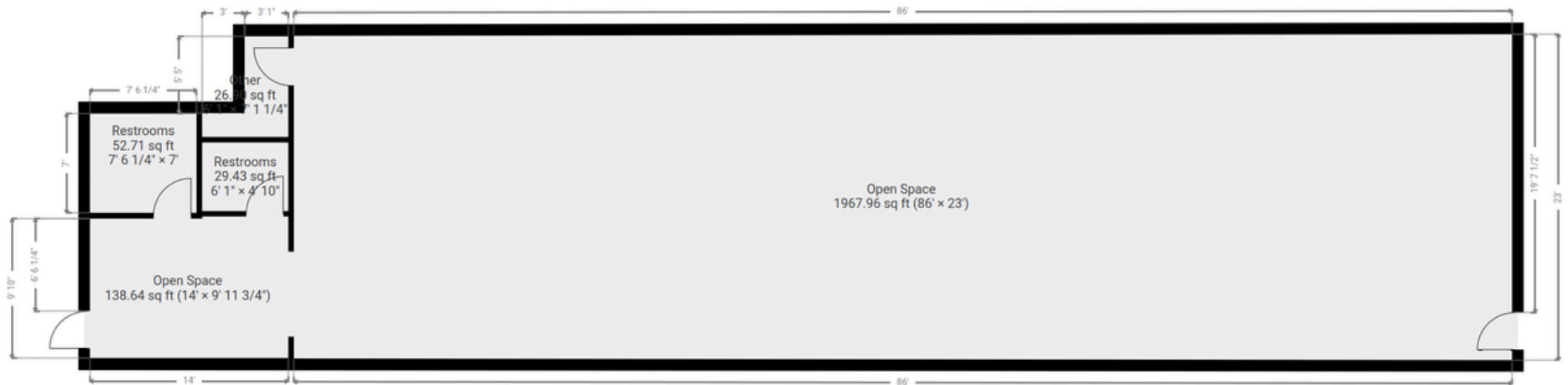
SPACE DETAILS

Suite 37

2,211 Square Feet

RENT / SF	\$18.50/SF/YR
LEASE TYPE	NNN
FRONTAGE	23 LF
CEILING HEIGHT	10 FT
CONDITION	2nd Gen Open Retail

AVAILABLE SPACE



SPACE FEATURES

- Open Floor Plan, former soft goods retail space
- Hard surface flooring throughout
- Former sign and embroidery business with small production area in back 1/3 of the suite
- Move-in ready

SPACE DETAILS

Suite 39

1,875 Square Feet

RENT / SF	\$18.50/SF/YR
LEASE TYPE	NNN
FRONTAGE	20 LF
CEILING HEIGHT	10 FT
CONDITION	2nd Gen Open Retail

AVAILABLE SPACE

