

**1,200-2,491 & 2,148 SF 2<sup>ND</sup> GEN. QSR FOR LEASE**

# **BEVERLY PLAZA**

**902 MEIJER DRIVE | CHAMPAIGN, IL**



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018  
773.355.3000 (main) | [www.lee-associates.com](http://www.lee-associates.com)

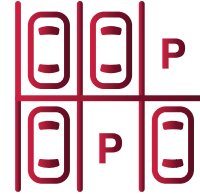
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# PROPERTY HIGHLIGHTS



1,200–2,491 and 2,148 SF (2<sup>ND</sup> gen.  
QSR with drive-thru)  
\$25.00–\$35.00 PSF NNN + OPEX



88 parking spaces available



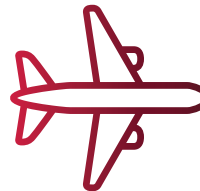
QSR space: drive-thru, 4' & 3' hoods,  
walk-in cooler (8' 11" x 11' 0"), walk-in  
freezer (8' 1" x 8' 2"), al fresco seating



Close to University of Illinois Urbana-  
Champaign and Parkland College



Neighboring tenants: Affordable  
Dentures & Implants, Cookies by Design,  
Golden Crab, and 5 Star Nutrition



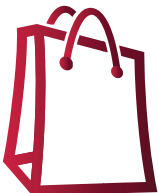
5.4 miles from Frasca Field Regional  
Airport  
0.8 miles from I-74  
1.4 miles from I-57



Adjacent to AMC Theatre and across  
from Meijer and Walmart Supercenter



Meijer Drive: 2,650 VPD  
Prospect Avenue: 10,400 VPD  
I-74: 48,900 VPD



Located around five other shopping centers: Pinetree Plaza, Baytowne Square, Champaign Town Center, Market Place Shopping Center, and Champaign Town Center South

# PROPERTY OVERVIEW



Located in the heart of the Champaign retail corridor, Beverly Plaza consists of 16,328 square foot shopping center with Affordable Dentures & Implants, Cookies by Design, Golden Crab and 5 Star Nutrition as main tenants.

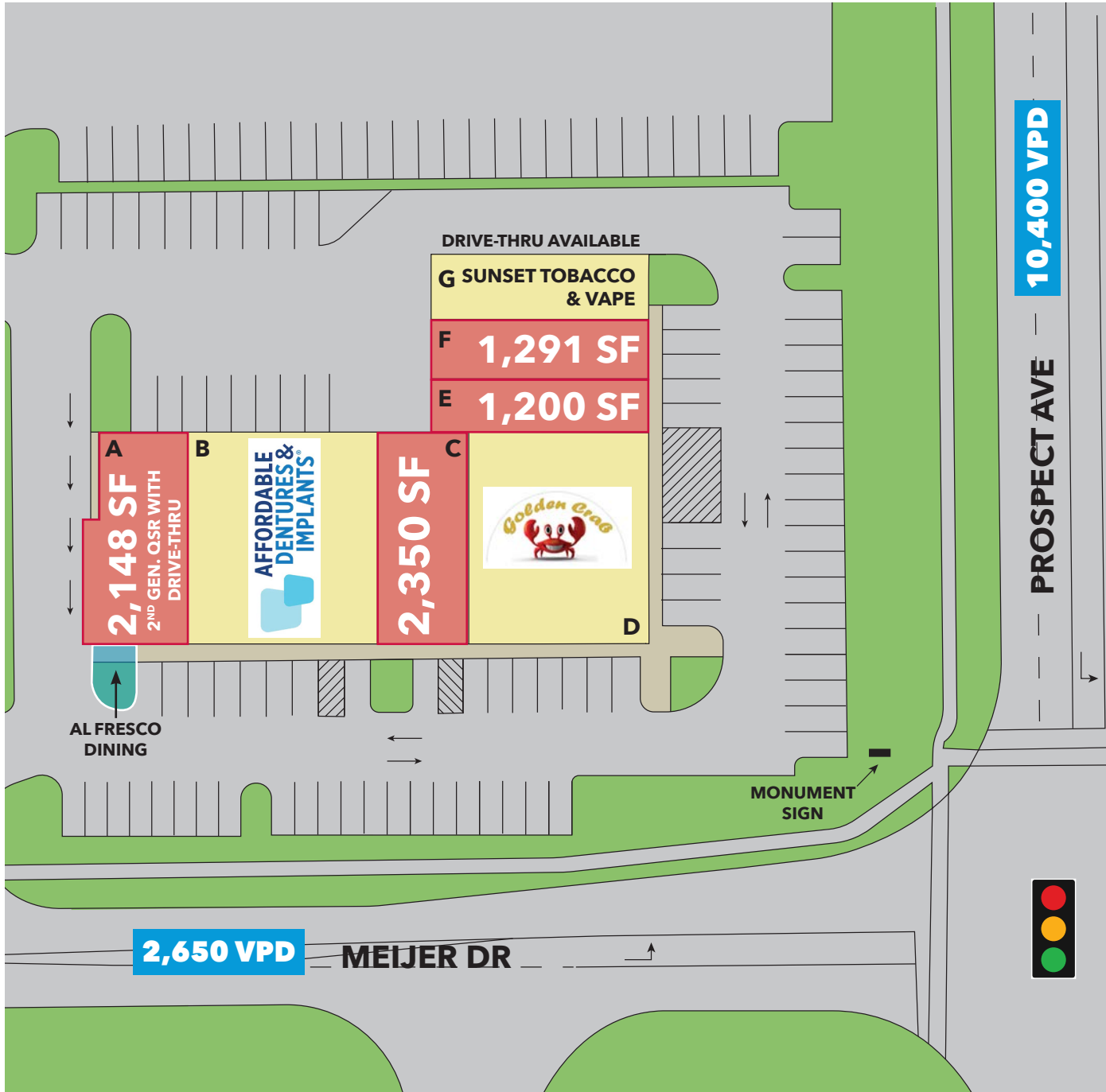
The property is located around five other shopping centers as well as North of University of Illinois Urbana-Champaign (35,000+ students) and Parkland Community College (9,000+ students).

The Plaza is adjacent to AMC Theatre and across from Meijer (1.89M annual visitors) and Walmart Supercenter (2.21M annual visitors).

The Plaza is close to I-57 and I-74 offering visitor access from other central Illinois cities like Bloomington, Decatur, Springfield and Peoria.



# SITE PLAN



## SUITE TENANT

**A** 2,148 2<sup>ND</sup> GEN. QSR WITH DRIVE-THRU SF AVAILABLE

**B**  AFFORDABLE DENTURES & IMPLANTS  
[www.affordabledentures.com](http://www.affordabledentures.com)  
Local dentist.

**C** 2,350 SF AVAILABLE

**D**  Golden Crab  
[www.goldencrab.com](http://www.goldencrab.com)  
Local seafood restaurant.

**E** 1,200 SF AVAILABLE

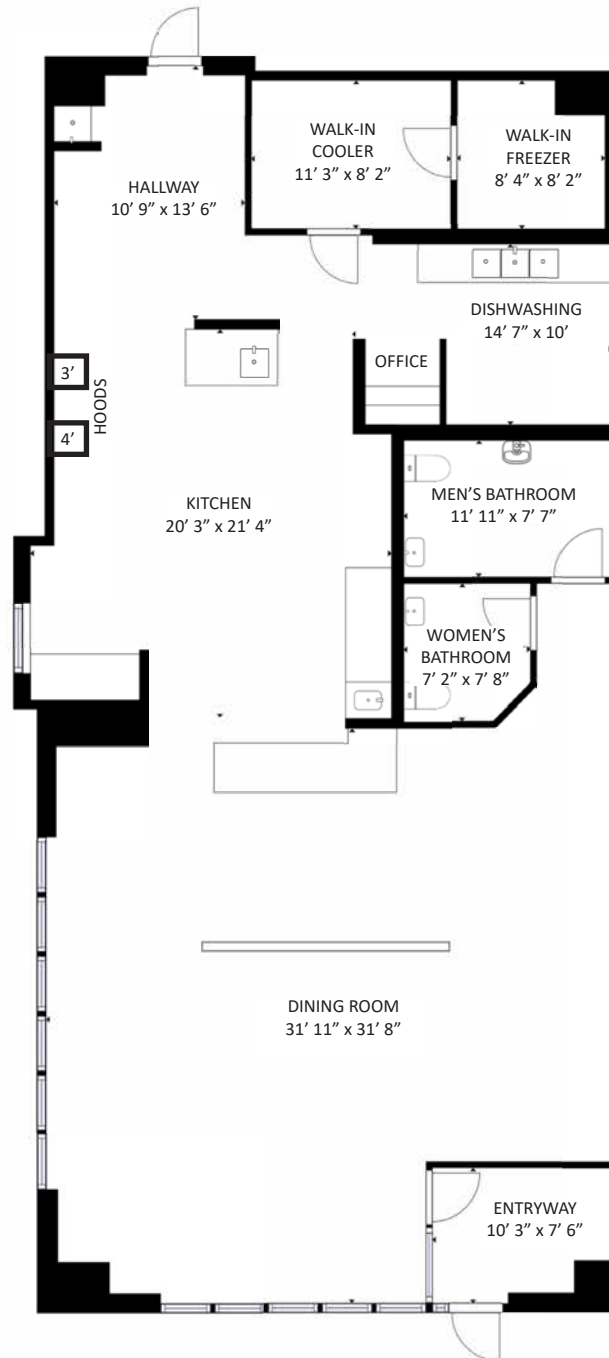
**F** 1,291 SF AVAILABLE (CAN BE COMBINED WITH ADJACENT UNIT)

**G** SUNSET TOBACCO & VAPE  
Local tobacco shop.

# SUITE A PHOTOS



# SUITE A FLOOR PLAN

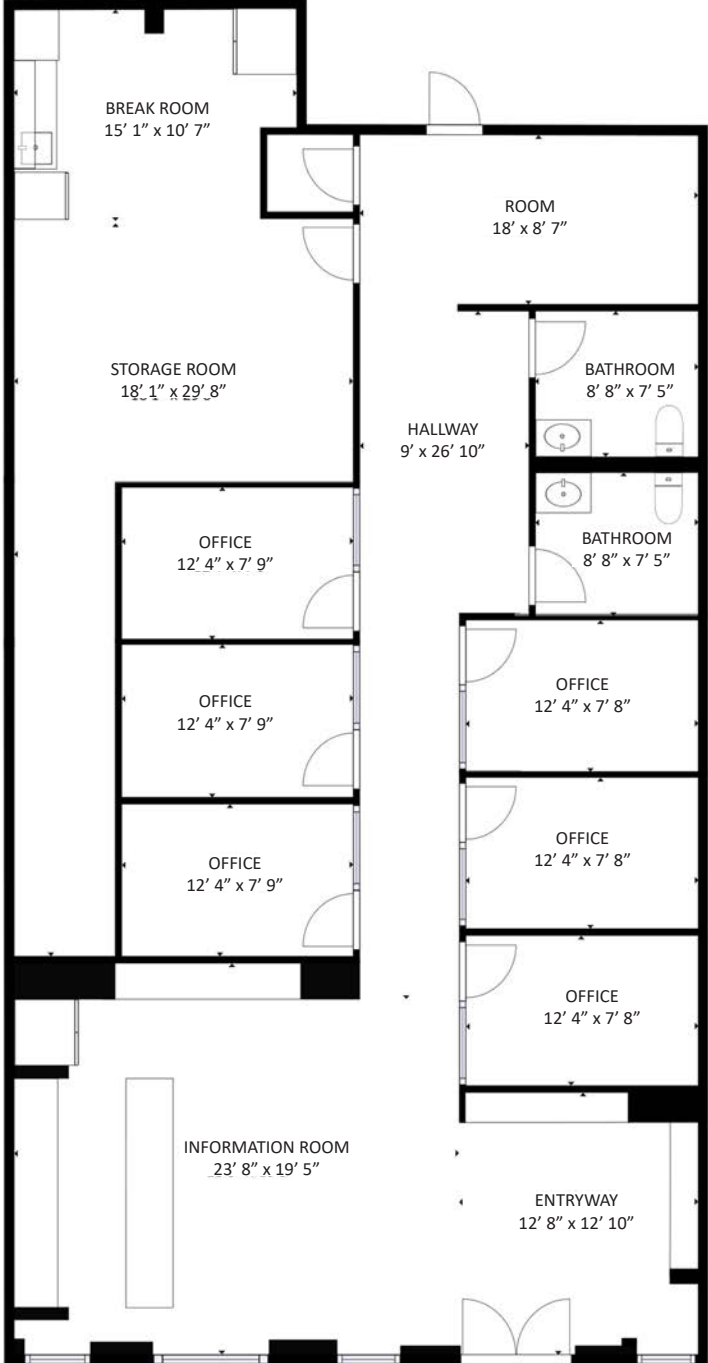


VIEW  
**360°**

# SUITE C PHOTOS

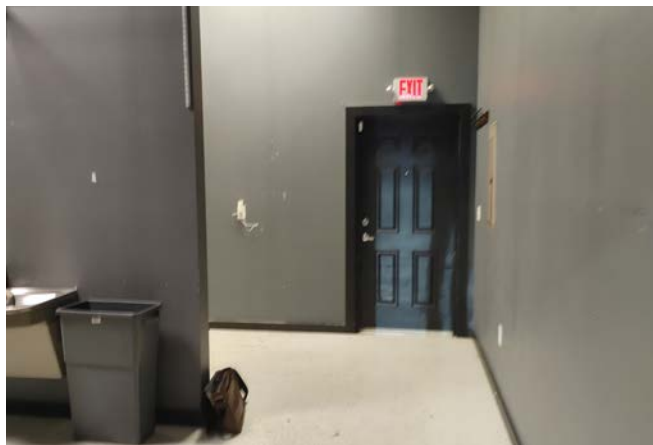
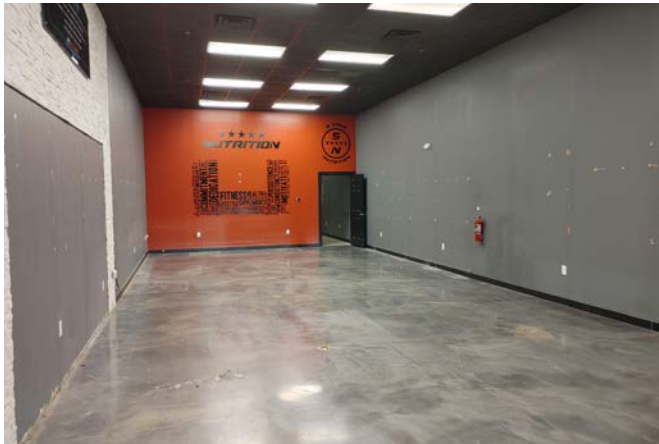


# SUITE C FLOOR PLAN

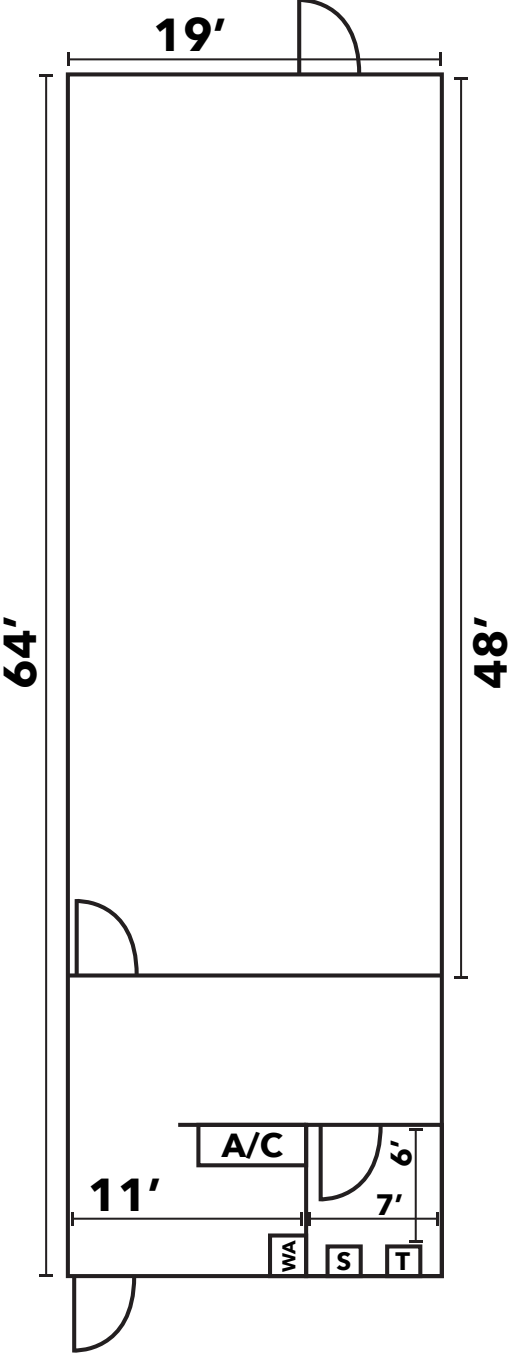




# SUITE E PHOTOS



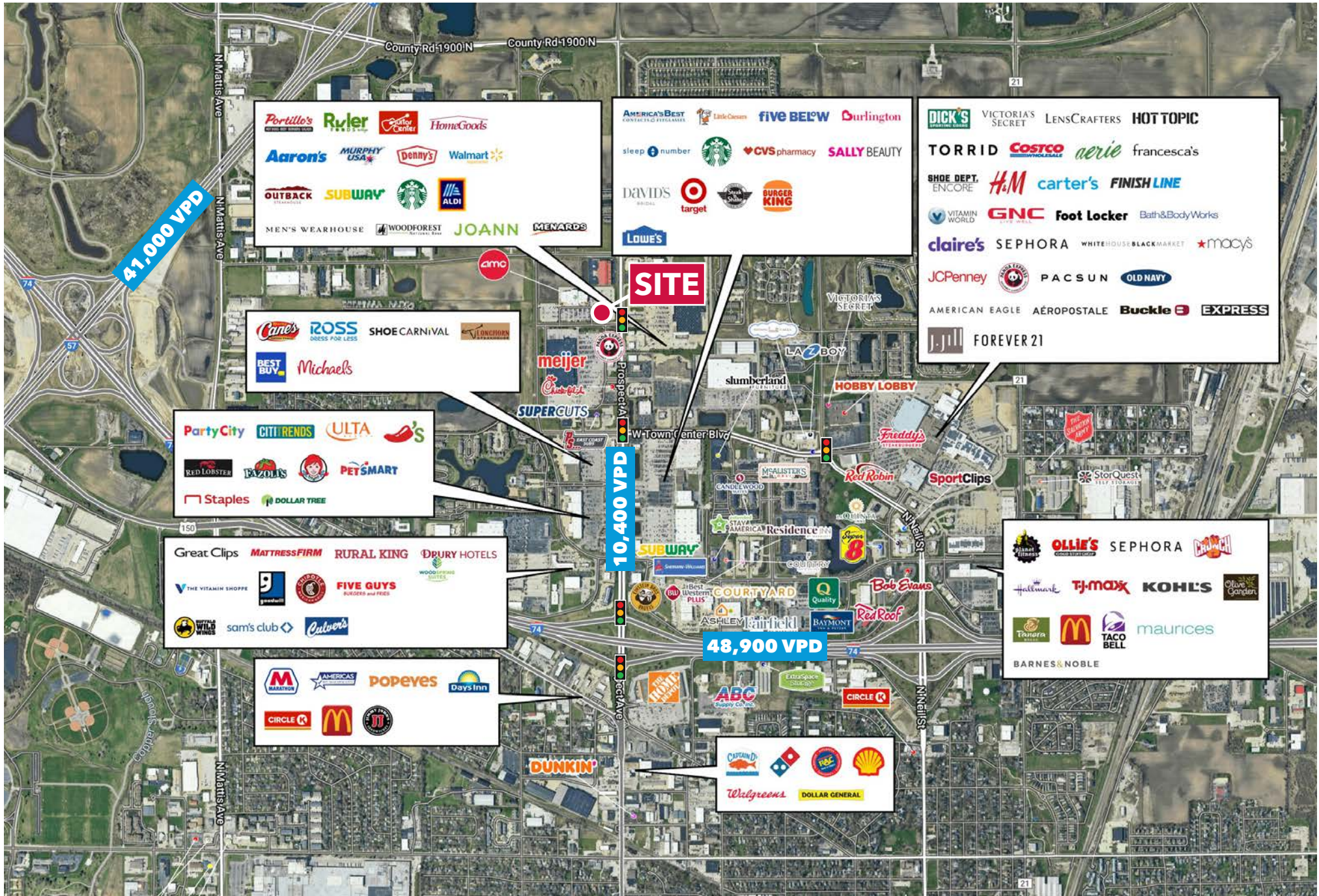
# SUITE E FLOOR PLAN



# SUITE F PHOTOS



# RETAILER AERIAL



# DEMOGRAPHICS



## 1 MILE

## 3 MILES

## 5 MILES

**5,950**

Estimated  
Population

**54,715**

Estimated  
Population

**123,219**

Estimated  
Population

**2,746**

Number of  
Households

**25,923**

Number of  
Households

**51,903**

Number of  
Households

**\$97,768**

Household  
Income

**\$65,684**

Household  
Income

**\$78,857**

Household  
Income

**9,114**

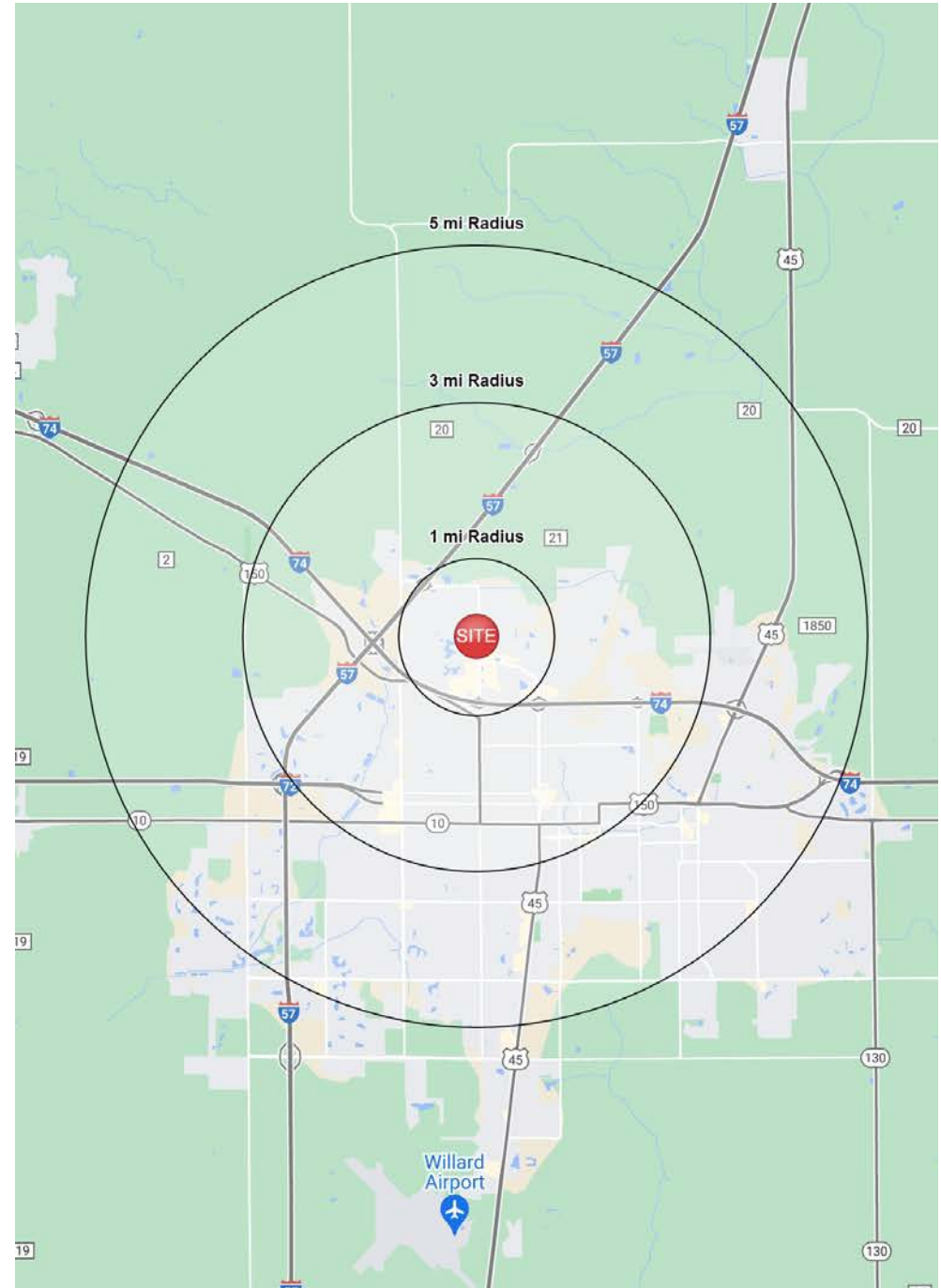
Daytime  
Population

**49,259**

Daytime  
Population

**103,578**

Daytime  
Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

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