



# RURAL KING CO-TENANT & OUTLOT OPPORTUNITIES

## Champaign, Illinois



### HIGHLIGHTS

- Join Rural King, Sam's Club, Staples, PetSmart, Chipotle, Five Guys, and more
- Located off Interstate 74 with excellent highway visibility
- Trade area of over 270,000 people with average incomes over \$78,000
- Large employment base with over 70,000 employees within 5-mile radius
- Nearby University of Illinois enrolls over 33,600 students
- Highway-visible pylon signage available
- **AVAILABLE:**
  - Up to 24,198 SF
  - 1,276 SF bank space within the Rural King Store
  - Up to 3.0 AC outlot on southeast portion of property

### DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2029 Projection	136,719	175,623	209,281	227,370	273,230
2024 Estimate	133,625	169,971	203,229	221,377	267,755
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Average	\$72,064	\$78,464	\$79,004	\$79,513	\$78,850
2024 Median	\$49,571	\$55,035	\$56,539	\$57,618	\$58,130
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Employees	71,676	77,525	83,414	87,106	98,527

### LEASING INFORMATION

[www.goodmanrealestate.com](http://www.goodmanrealestate.com)  
216.381.8200

#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

#### ALEX JUSTICE

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#### MAGGIE JONES

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in conjunction with State of Illinois licensed broker



**CENTURY 21 KIMA PROPERTIES**  
1600 Broadway Avenue  
Mattoon, IL 61938





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www.goodmanrealestate.com

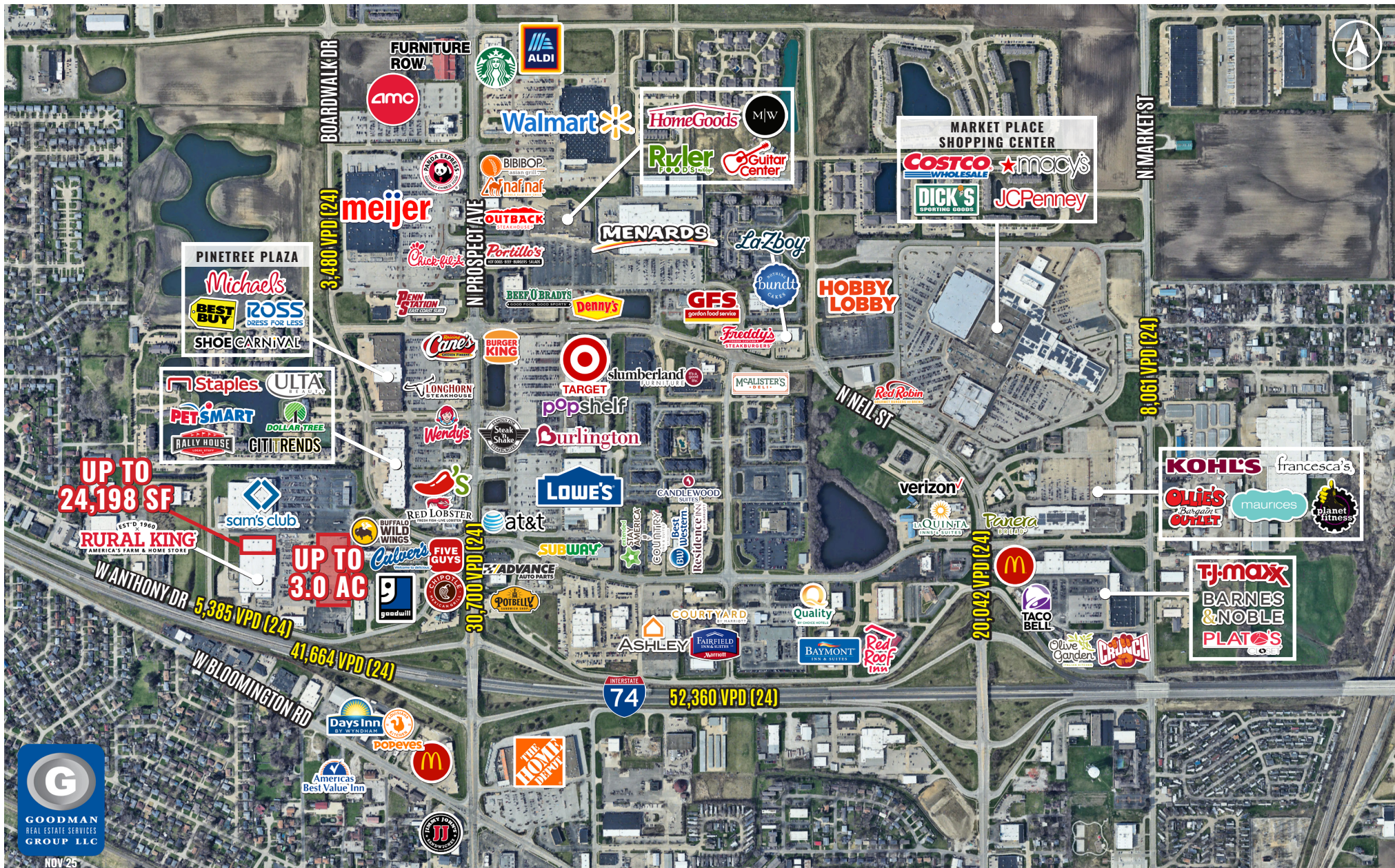
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## Champaign, Illinois



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# RURAL KING CO-TENANT & OUTLOT OPPORTUNITIES

## Champaign, Illinois

## 1,276 SF BANK SPACE AVAILABLE WITHIN THE RURAL KING STORE







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Champaign, Illinois



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P 216.381.8200

F 216.381.8211

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24,198 SF  
AVAILABLE

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EST'D 1960  
**RURAL KING**  
AMERICA'S FARM & HOME STORE

UP TO 3 AC  
AVAILABLE

Great Clips

RED WING  
SHOES



Culver's



ANTHONY DR



Dayita

ANTHONY DR