

# FOR SALE

301 S. Murray Road  
Rantoul, IL



## PROPERTY HIGHLIGHTS

Great location! This former gas station and convenience store sits at the south-east corner of the intersection of S. Murray Road and W. Champaign Ave, just minutes from Interstate 57. The existing building is 2,682 SF located on .71 acres and is zoned C-2. Join the surrounding area restaurants and businesses and take advantage of of not only the local residents, but the interstate traffic too!

<b>BUILDING SF</b>	2,682	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	30,927.6	<b>1-MILE (POP.)</b>	2,957
<b>YEAR BUILT</b>	Unknown	<b>3-MILE (POP.)</b>	12,631
<b>PARKING</b>	11 Spaces	<b>MED. INCOME</b>	\$53,925
<b>TRAFFIC COUNTS</b>	12,900 VPD	<b>SPACE USE</b>	Retail/Bank



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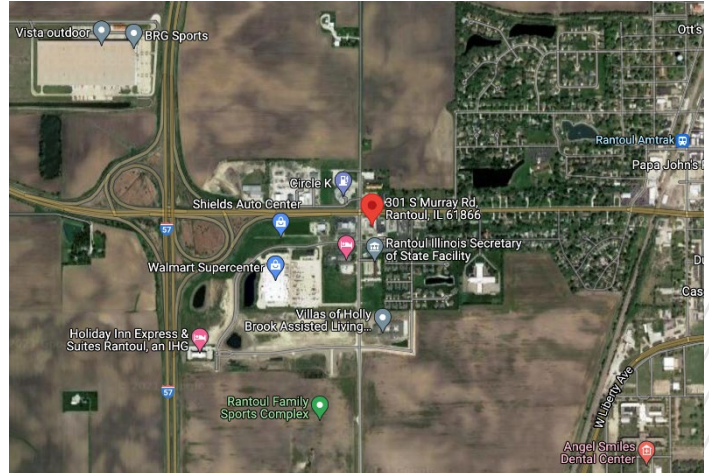
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## SURROUNDING AREA

The village of Rantoul offers a good mix of farmland and residential neighborhoods, with over 12,631 residents in a 3-mile radius, not including the traffic coming off I-57. Major employers include Rantoul Foods, Amdocs, State Farm, and NVIDIA.

The immediate area surrounding the former gas station and convenience store is lined with numerous fast food restaurants, some retail stores including Walmart and Napa Auto Parts, Shields car dealership and the Rantoul Family Sports Complex.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	20-09-03-151-014
<b>2020 RE TAXES</b>	\$14,532.50
<b>ZONING</b>	C-2



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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