



RETAIL SPACE AVAILABLE  
**2,247 SF AVAILABLE IMMEDIATELY**  
**501 E. GREEN STREET, CHAMPAIGN, IL**



**Immediate Co-Tenants**



**Demographics**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	41,230	109,067	149,344
Avg. Household Income:	\$24,000	\$52,550	\$64,439
Daytime Pop.:	41,484	87,508	102,680

**Area Co-Tenancy**



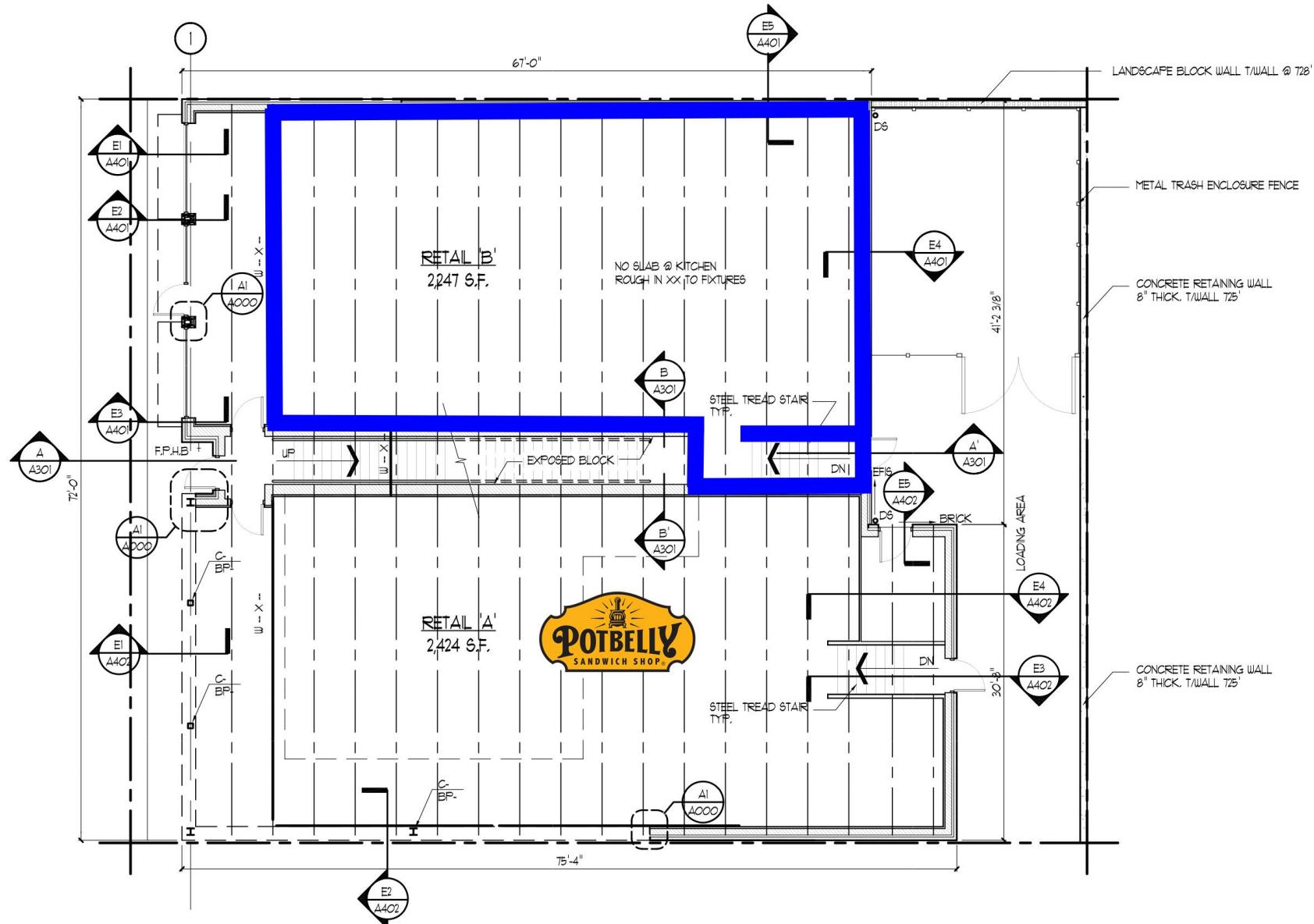
**Highlights**

- 2,247 SF of rare restaurant space available in the heart of campus-town
- Immediate proximity to the University of Illinois (49,399 students) which has seen consistent enrollment increases over the last 10+ years
- Chipotle, Potbelly, Panera, Panda Express, Target (under construction), Noodles & Company, and more anchor this vibrant retail corridor
- High barrier to entry market
- Available immediately

**For More Information**

**Tartan Realty Group, Inc.**

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## PICTURES





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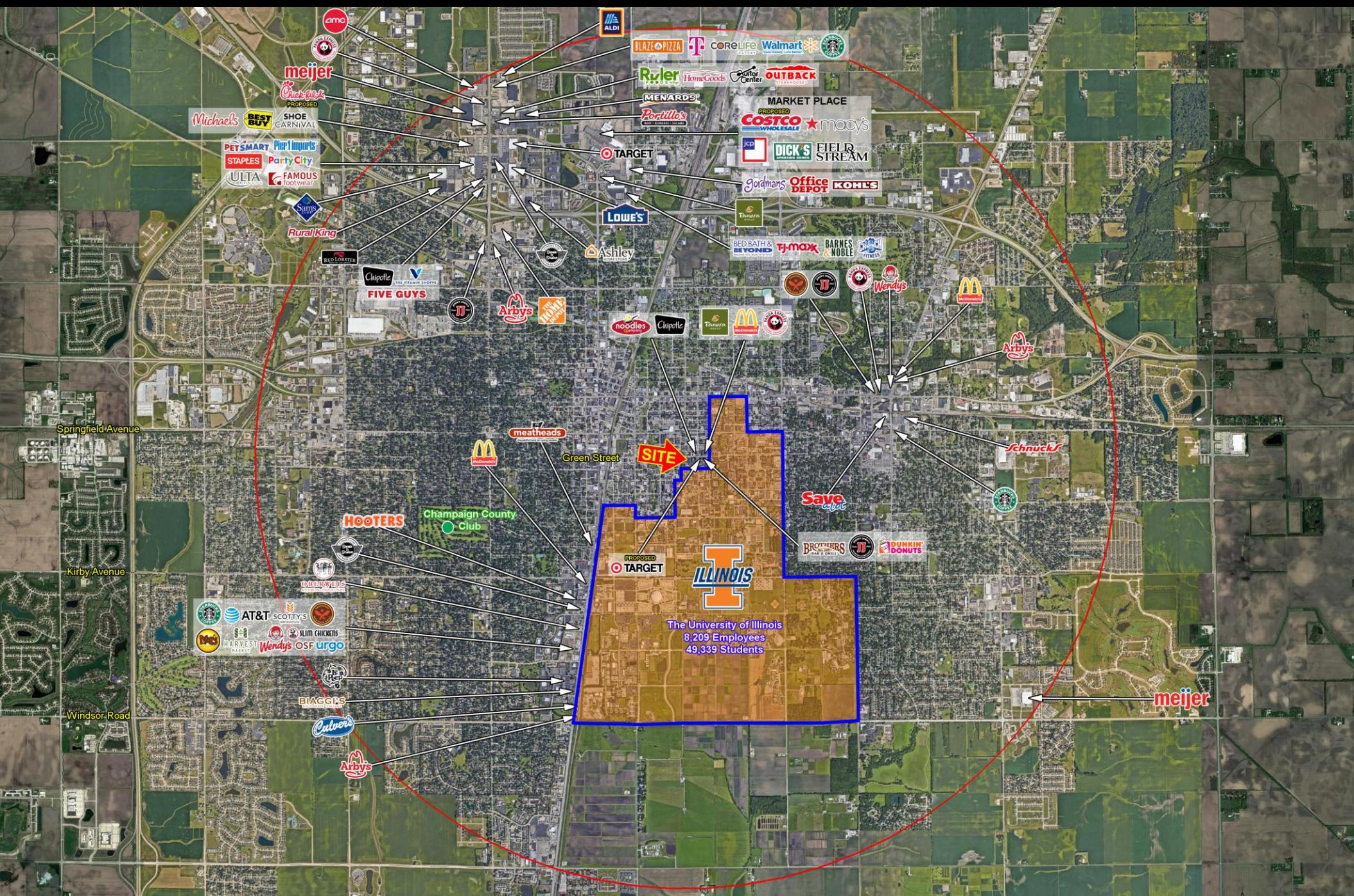
## CLOSE-UP AERIAL

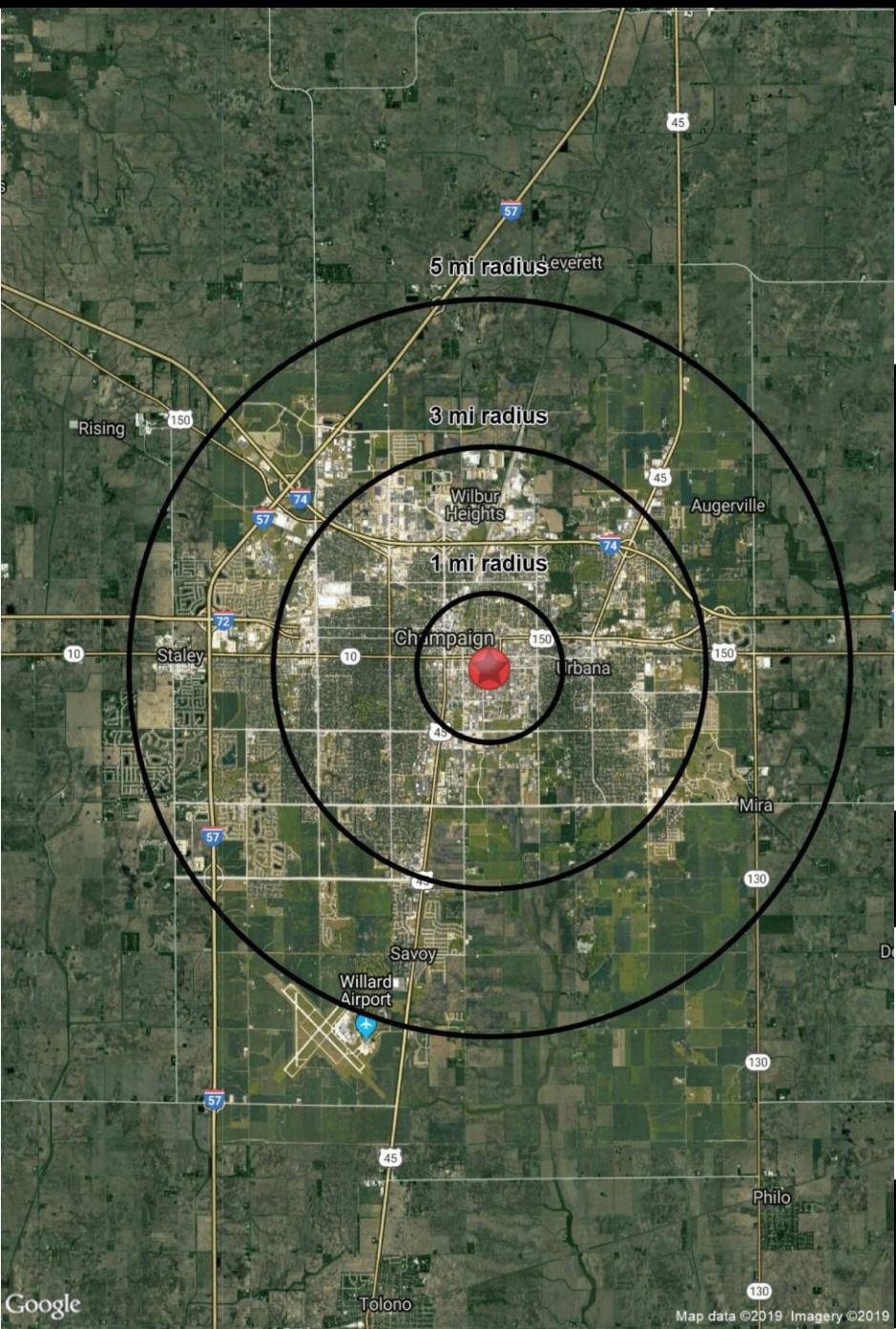




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# MARKET AERIAL




**501 E Green St**
**Champaign, IL 61820**

	1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>			
2019 Estimated Population	41,230	109,067	149,344
2024 Projected Population	41,053	109,576	149,915
2010 Census Population	37,670	103,341	141,504
2000 Census Population	34,090	97,330	125,035
Projected Annual Growth 2019 to 2024	-	-	-
Historical Annual Growth 2000 to 2019	1.1%	0.6%	1.0%
2019 Median Age	22.5	30.1	31.7
<b>HOUSEHOLDS</b>			
2019 Estimated Households	14,091	47,102	64,544
2024 Projected Households	14,616	49,059	67,082
2010 Census Households	11,703	41,929	57,541
2000 Census Households	10,889	39,209	50,140
Projected Annual Growth 2019 to 2024	0.7%	0.8%	0.8%
Historical Annual Growth 2000 to 2019	1.5%	1.1%	1.5%
<b>RACE AND ETHNICITY</b>			
2019 Estimated White	58.2%	60.3%	62.6%
2019 Estimated Black or African American	11.7%	17.4%	16.4%
2019 Estimated Asian or Pacific Islander	24.4%	15.8%	14.9%
2019 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2019 Estimated Other Races	5.5%	6.2%	5.9%
2019 Estimated Hispanic	6.8%	7.2%	6.6%
<b>INCOME</b>			
2019 Estimated Average Household Income	\$24,000	\$52,550	\$64,439
2019 Estimated Median Household Income	\$20,533	\$44,360	\$54,312
2019 Estimated Per Capita Income	\$9,561	\$23,296	\$28,306
<b>EDUCATION (AGE 25+)</b>			
2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.7%	1.7%
2019 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.5%	3.1%
2019 Estimated High School Graduate	14.5%	19.0%	18.4%
2019 Estimated Some College	16.4%	19.1%	18.6%
2019 Estimated Associates Degree Only	6.4%	7.0%	7.8%
2019 Estimated Bachelors Degree Only	25.8%	22.5%	23.4%
2019 Estimated Graduate Degree	32.9%	27.4%	27.0%
<b>BUSINESS</b>			
2019 Estimated Total Businesses	1,620	5,196	6,321
2019 Estimated Total Employees	41,484	87,508	102,680
2019 Estimated Employee Population per Business	25.6	16.8	16.2
2019 Estimated Residential Population per Business	25.5	21.0	23.6