

RETAIL LOT FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712



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PROPERTY OVERVIEW

This 1.25 acre site is ready to be developed with all utilities to the site. It provides the developer with 343 ft. of frontage along the N Prospect retail corridor and 139 ft. of frontage on Interstate Dr.

Subject property is ideally positioned on the northeast corner of N. Prospect Avenue and Interstate Drive and provides easy access to Interstate 57 and Interstate 74. All Walmart outlots along N. Prospect have been developed, so this site is the next logical place to develop and continue the growth of the N. Prospect retail corridor.

There is an abundance of major retailers within walking distance such as Walmart, Aldi, Menards, Chick fil'A, Starbucks, Meijer, AMC Theatres, Best Buy, Target, Lowe's and Portillo's. Additionally, there is a multitude of housing complexes within walking distance such as Watersedge Apartments, Ashland Park, Villas at Ashland Farm, Baytowne Apartments, Nantucket Cove Apartments, Town Center Apartments, Carlsbrook Apartments and Hunters Pond.

PROPERTY INFORMATION

Address	812 W. Interstate Dr. Champaign, IL 61822
Sale Price	\$695,000
Lot Size	1.25 Ac
Tax Pin	41-14-36-100-011
Zoning	CN, Commercial Neighborhood
RE Tax	\$7.86-2024



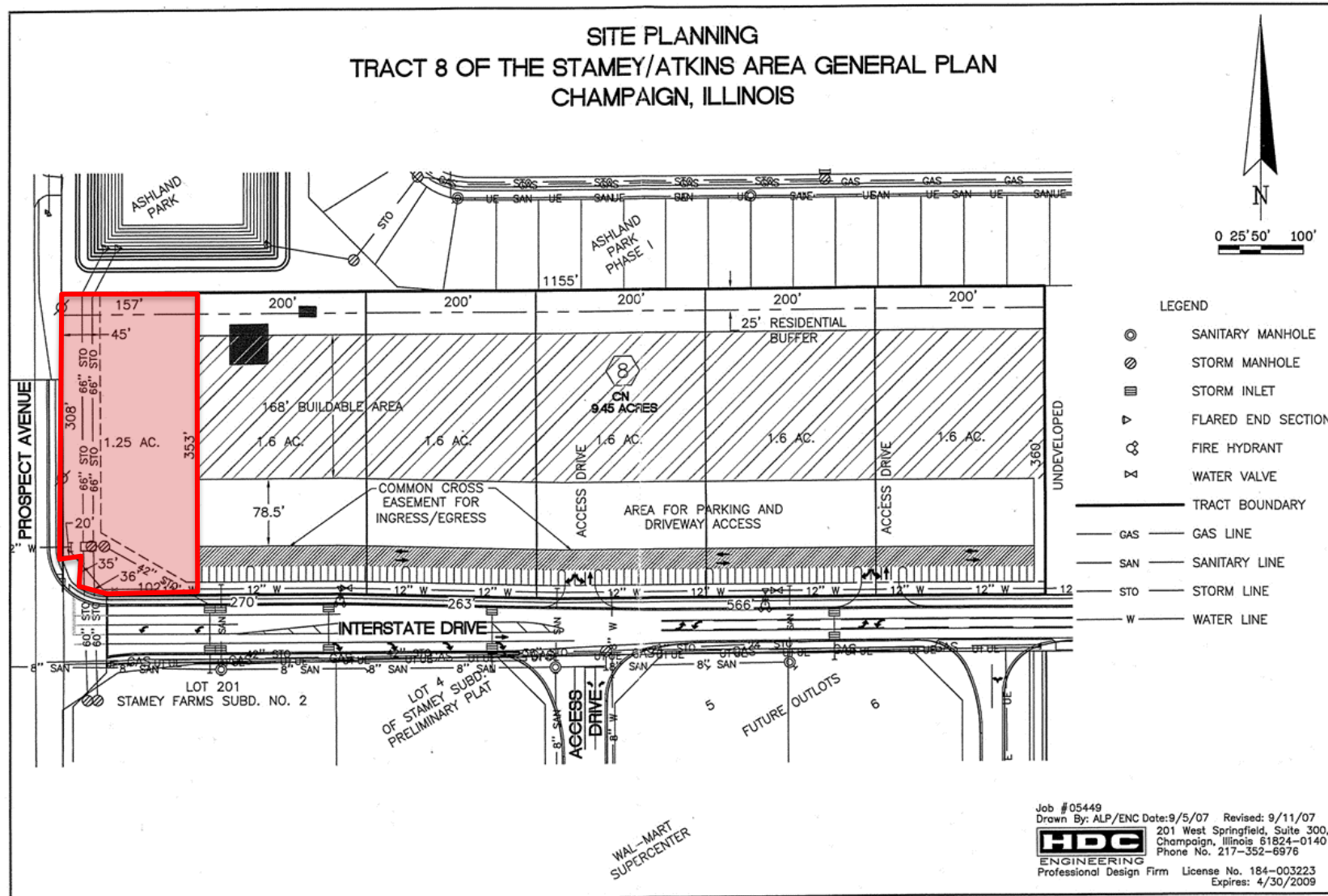
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SITE PLAN



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AERIAL



SITE

WATERSEDGE
APARTMENTS

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INVESTMENT HIGHLIGHTS

- Corner Lot
- Ready for Development
- Close Proximity to Major Shopping District
- All Utilities to Site