



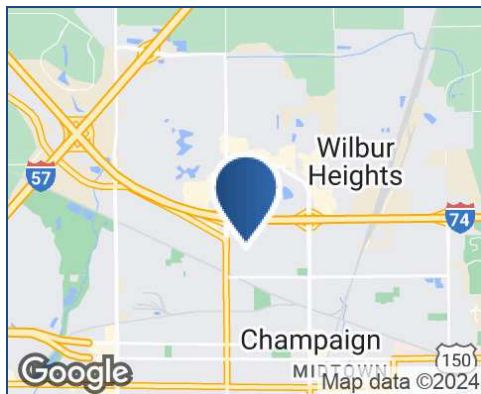
*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	49,595
STREET	N. Prospect Ave.

\* Figures shown represent estimates



**DEMOGRAPHICS - 2024**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	11,741	93,970	142,837
Average HH Income	\$96,372	\$74,702	\$93,932
Estimated Households	5,596	38,434	60,253

**PROPERTY HIGHLIGHTS**

- Located in the Champaign-Urbana Region - next to The Home Depot
- Located just off the prominent intersection of I-74 and Prospect Ave. with two signals at the property
- Excellent visibility from I-74 on Champaign's strongest retail corridor
- Join major retailers on Prospect Ave. or nearby including Target, Ashley, Sam's Club, Ross Dress For Less, Best Buy, Meijer, AMC, Walmart, Kroger, Office Depot Office Max, HomeGoods, Costco Wholesale, Hobby Lobby, Kohl's, Dick's, Barnes & Noble, and more



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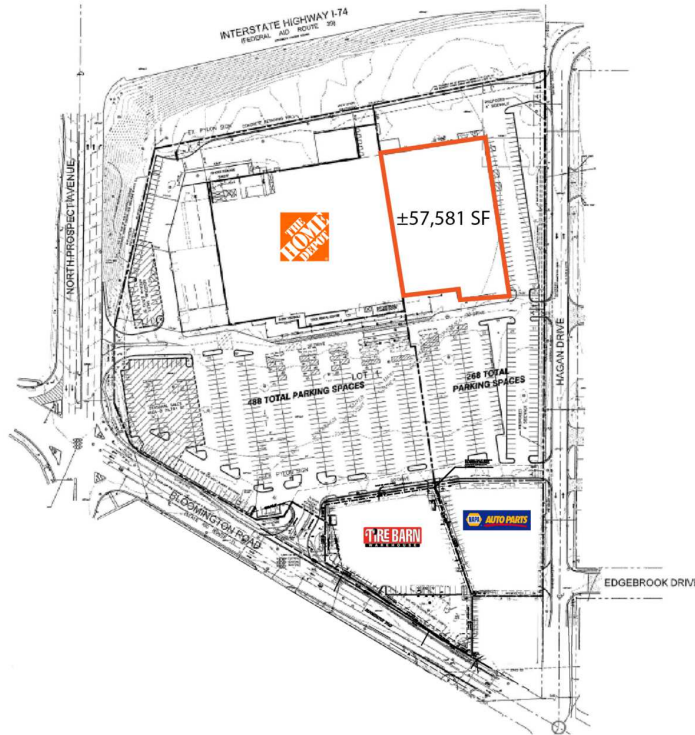
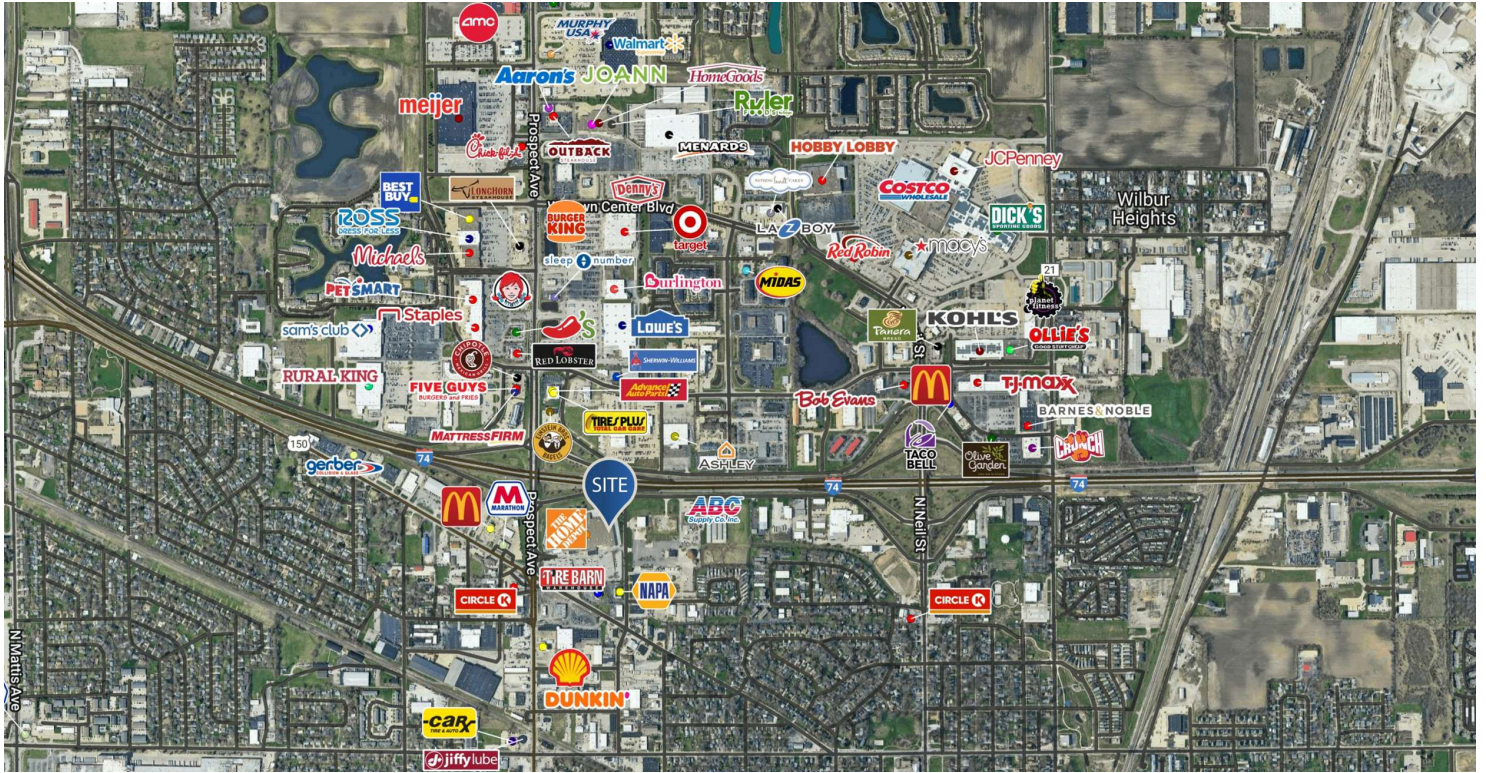
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# ±57,581 SF CHAMPAIGN, IL

Bloomington Rd. & Hagan Rd., Champaign, IL 61821

## Location Map



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