



# for sale

## 71 E UNIVERSITY AVE

Champaign, IL 61820

**MIXED-USE DEVELOPMENT OPPORTUNITY**



### Offering Summary



BUILDING SF | 4,530 SF  
LOT SIZE SF | 3,030.72 SF  
ASKING PRICE | \$650,000  
ZONING | COMMERCIAL



**Traffic Count:**  
22,050 VPD



**Population:**  
146,338 (5 MILES)



**Avg HH Income:**  
\$82,516 (5 MILES)



**#Households:**  
63,212 (5 MILES)

Development opportunity located just one block from the University of Illinois Urbana Champaign, ranked among the top 10 public universities in the nation. This site sits at the core of a walkable, transit-connected urban hub that connects campus life, downtown energy, and everyday convenience, offering unmatched visibility and strong market fundamentals for mixed-use or retail driven development.

- **Year Round Demand:** Large student and staff population ensures steady demand for housing, retail, dining, and services

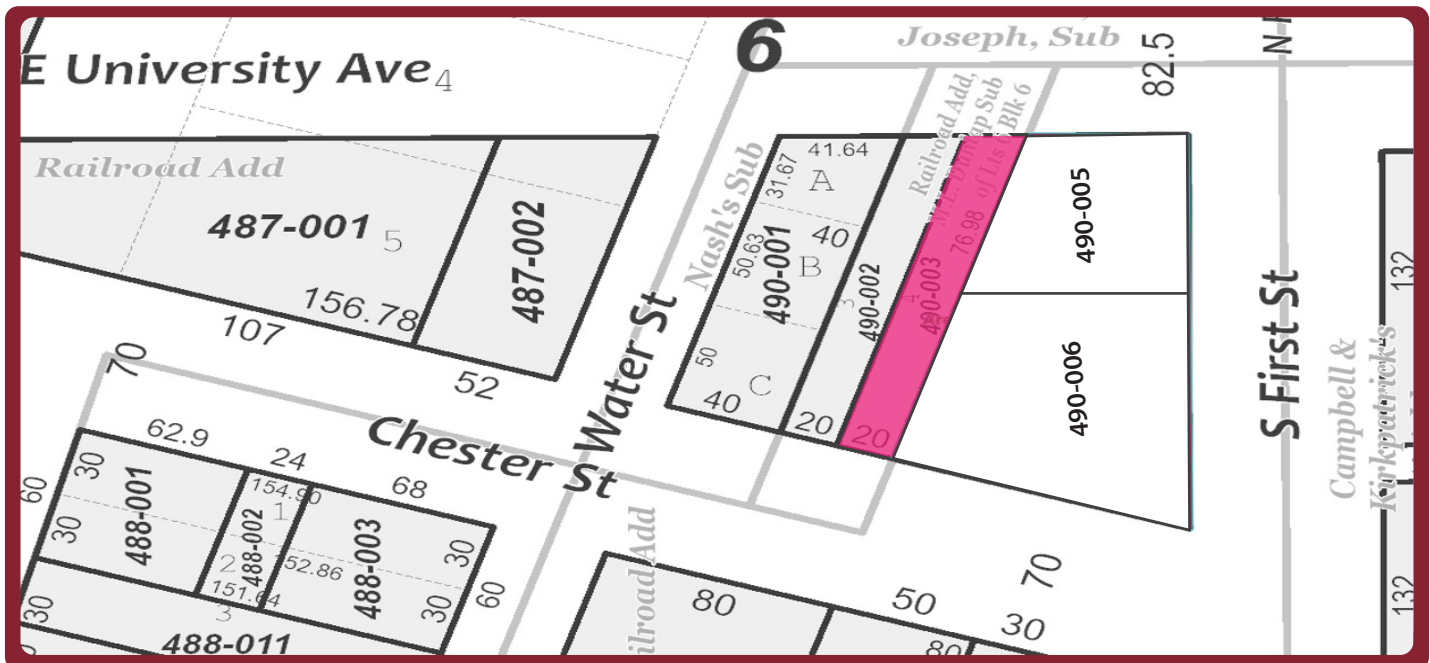
### Nearby Tenants:



**MATANKY REALTY GROUP**  
200 N LASALLE ST STE 2350  
312-337-1001  
MATANKY.COM

**TROY BATES**  
217-202-3344  
TBATES@MATANKY.COM





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