

PARKHILL PLAZA

CHAMPAIGN, ILLINOIS



\$4,150,000 | 7.33% CAP RATE



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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

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PROFILES

Area
University of Illinois

THE OFFERING

Price	\$4,150,000.00
Cap Rate	7.33%
NOI (Current)	\$304,305.83
Price PSF	\$126.52
Occupancy	100%
Gross Leasable Area	+/- 32,800 SF
Land Size	+/- 3.06 Acres
Year Built	1941 / 1953 / 1987
Ownership	Fee Simple

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present an exclusive opportunity to acquire Parkhill Plaza and Parkhill Warehouse, a 32,800-square foot, fully occupied retail and warehouse property on 3.06-acres in Champaign, Illinois.

Strategically located on South Neil Street, just west of the University of Illinois at Urbana-Champaign—home to over 59,000 students and more than 14,000 faculty and staff—the property offers an outstanding opportunity in the market. The property boasts a diverse tenant mix of six e-commerce-resistant, restaurant, and service-oriented businesses, providing a strong and stable rental income history.

Located along a major north-south corridor, the property is easily accessible and near major employers like Christie Clinic, Busey Bank, and the City of Champaign, as well as numerous restaurants and retailers.

Additionally, the site offers future income potential through an unleased ATM facility located on the northeast corner of the property. The spacious lot and parking area provide opportunities for further expansion along Randolph Street, enabling a buyer to further enhance the property's value and income stream.

HIGHLIGHTS

- 100% leased multi-tenant property
- Scheduled rent increases protect against inflation
- High visibility on South Neil Street (19,600 vpd)
- Strategic location near the University of Illinois and downtown Champaign

AERIAL



John Street 1,250 VPD

Neil Street 19,600 VPD

Hall Insurance SERVICES

Sailfin PET SHOP

100

State Farm CENTER

MOS Burritos

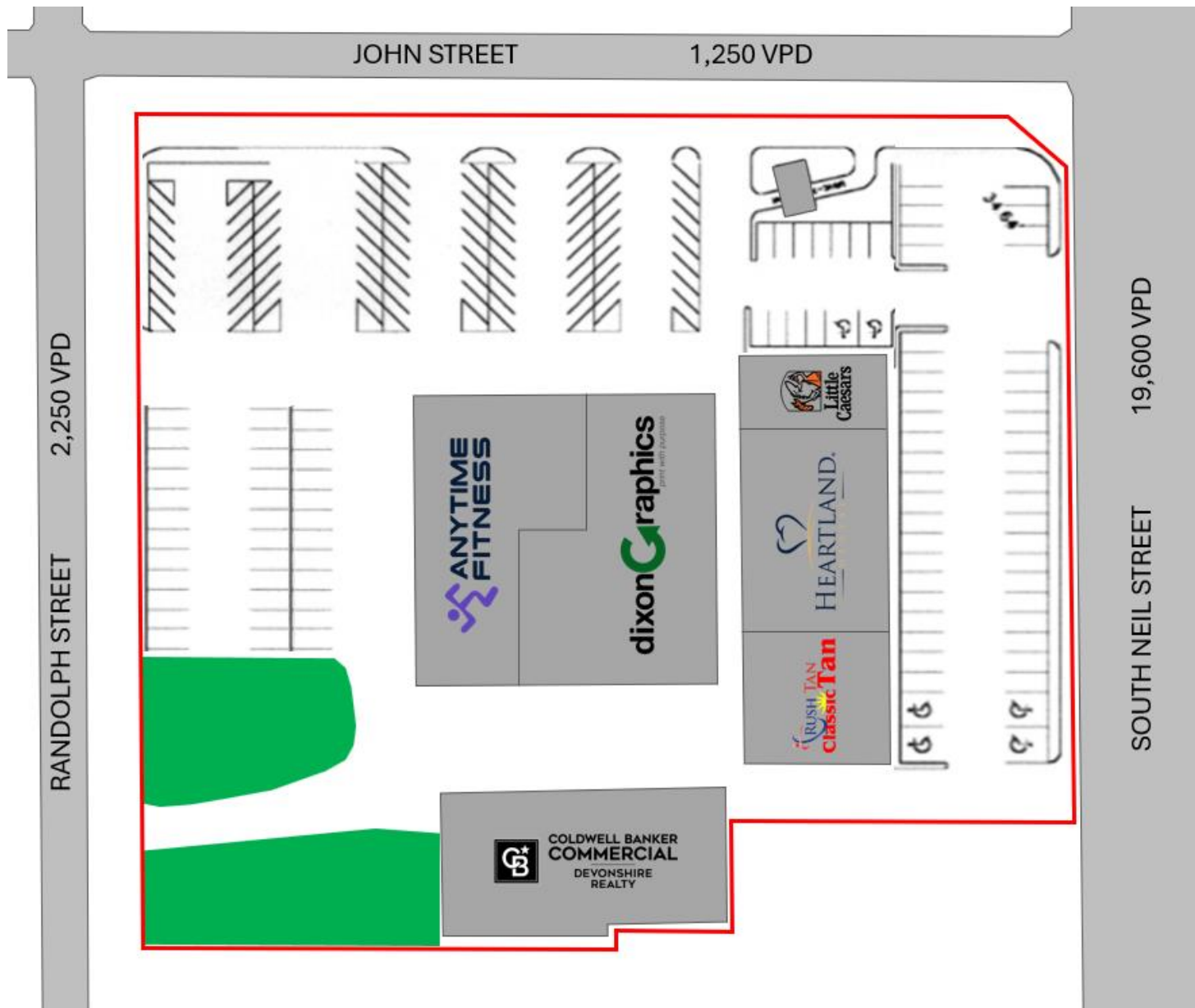
Safelite AutoGlass

UPPER SCOUT

PROPERTY PHOTOS



SITE PLAN



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RENT ROLL

Address	Tenant	Size	Rent/Yr	Base \$/SF	Lease Start	Lease Exp.	Escalations	Options	Lease Type
105 W John Street	Dixon Graphics	7,800							
109 W John Street	Anytime Fitness	7,800							
703A S Neil Street	Little Caesars	2,040							
703B/C/E S Neil Street	Heartland Dental	4,560							
703D S Neil Street	Classic Tan	3,600							
709 S Neil Street	CBCDR ₁	7,000							
		32,800							

NDA REQUIRED FOR FULL RENT ROLL

₁ CBCDR subleases 3,000 SF to Bodine Electric

OPERATING SUMMARY

Income	Current 2024	2024 PER SF	2023
Base Rent	\$349,666.08	\$10.66	\$342,223.96
Insurance Reimbursement	\$10,552.02	\$0.32	\$8,600.75
RE Tax Reimbursement	\$58,035.33	\$1.77	\$56,180.08
CAM Reimbursement	\$29,894.31	\$0.91	\$30,433.81
Maintenance Income	\$585.64	\$0.02	\$433.31
Total Income	\$448,733.38	\$13.68	\$437,871.91
Expenses			
Maintenance & Repair	\$35,121.32 ₁	\$1.07	\$25,126.54
Util. & Hauling	\$7,950.21	\$0.24	\$7,361.58
Property Management Fees	\$22,591.49	\$0.69	\$22,847.32
Real Estate Taxes	\$67,848.02	\$2.07	\$63,826.26
Insurance	\$10,916.52	\$0.33	\$9,126.42
Total Expenses	\$144,427.55	\$4.40	\$128,288.12
Net Operating Income	\$304,305.83	\$9.28	\$309,583.79

₁ Removed \$56,560.94 of non-recurring repairs from 2024.

AREA PROFILE

The city of Urbana is a vibrant community in central Illinois that is home to the states flagship University – the University of Illinois at Urbana-Champaign. The City of Urbana lies 136 miles south of Chicago, 118 miles west of Indianapolis, IN and 180 miles northeast of St. Louis, MO.

The area benefits from a strong healthcare industry and is served by Carle (7,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #13 public university in the nation, and has over 56,000 students and 14,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

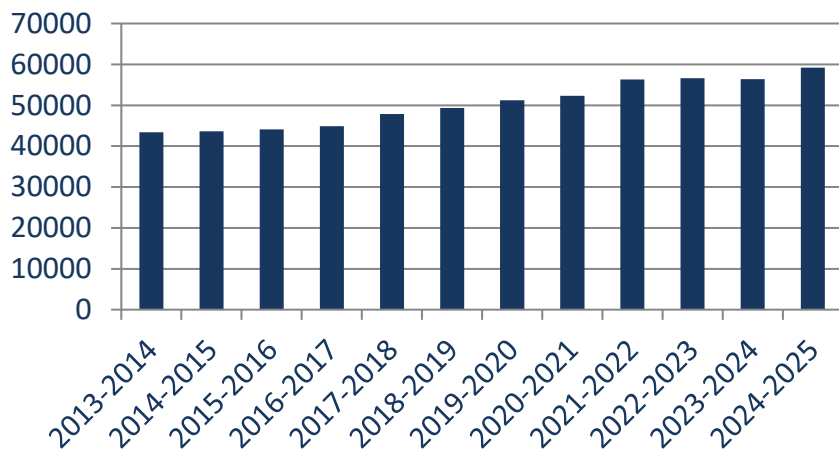
The City of Urbana part of the Champaign-Urbana micro-urban community, and is home to over 600 acres of parks and natural areas, an award-winning library, and numerous annual events including the Boneyard Arts Festival and Pygmalion Festival.

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.



59,238 Total Enrollment (2024-2025)
37,140 Undergraduate Enrollment
20,765 Graduate Enrollment
1,333 Professional Students
14,675 Faculty & Staff

UIUC Enrollment



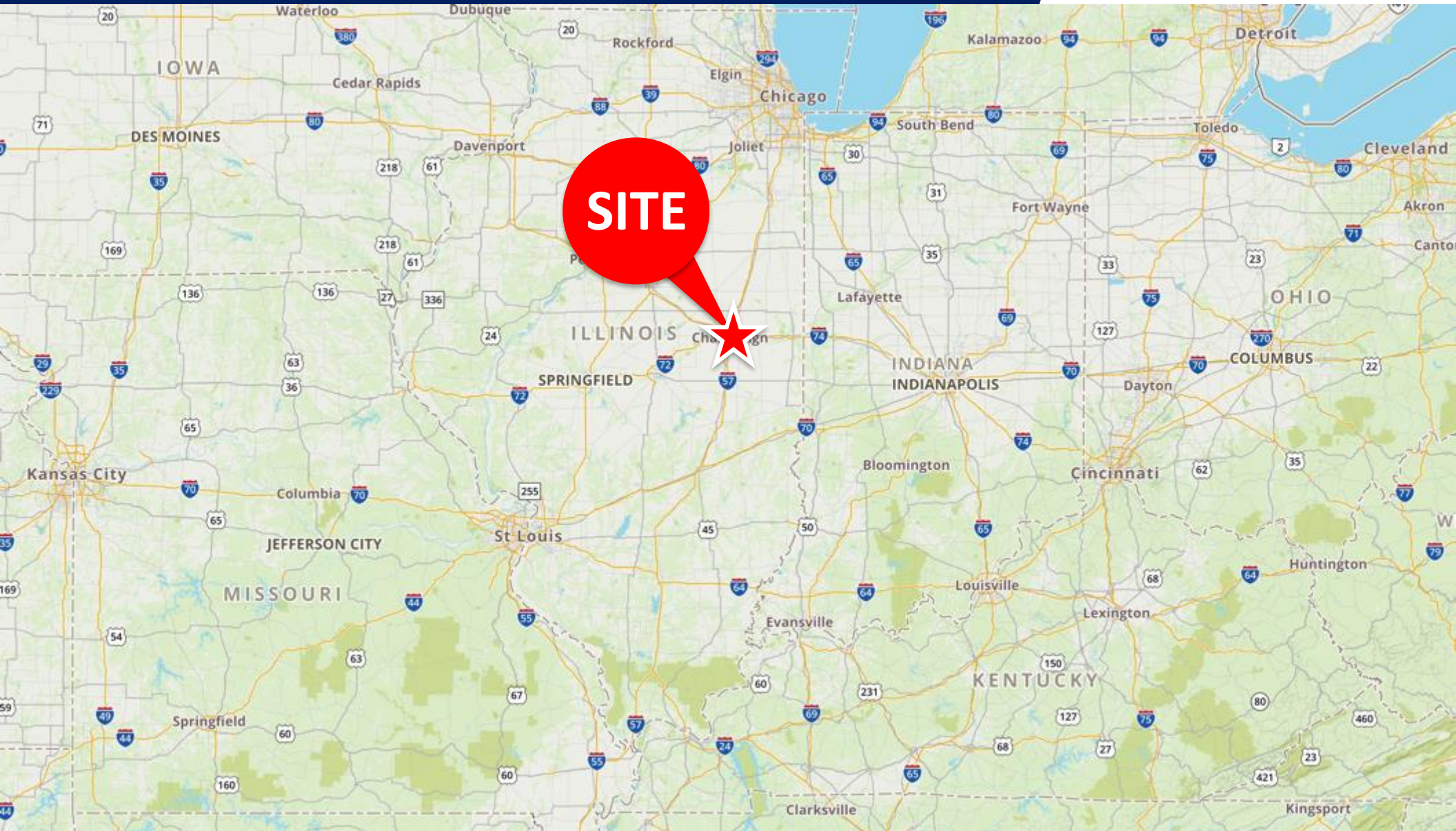
The University of Illinois at Urbana-Champaign (UIUC) is a public research university that was founded in 1867 as a land-grant institution and is the flagship campus of the University of Illinois System.

UIUC has 16 schools and colleges and offers more than 150 undergraduate and over 100 graduate programs of study.

The campus covers 6,370 acres and has 651 buildings with an annual operating budget in excess of \$2B.

UIUC had \$689M in R&D expenditures in FY20 and is home to the fastest supercomputer on a university campus.

REGIONAL MAP



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