



for sale

115 S 1st ST

Champaign, IL 61820

MIXED-USE DEVELOPMENT OPPORTUNITY



Offering Summary

AVAILABLE SF | 13,216 SF
ASKING PRICE | \$1,800,000
ZONING | COMMERCIAL



Traffic Count:
22,050 VPD



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



Population:
146,338 (5 MILES)



#Households:
63,212 (5 MILES)

13,216 SF 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.

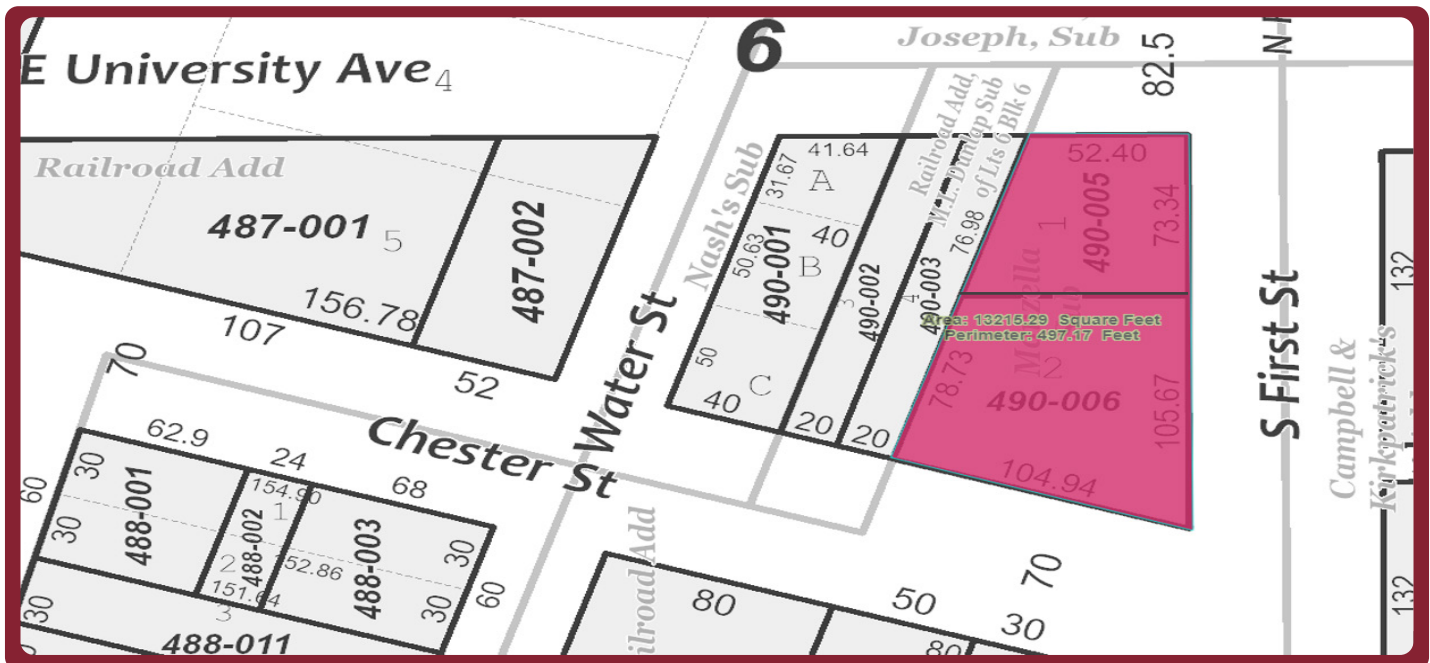
- **Year Round Demand:** Large student and staff population ensures steady demand for housing, retail, dining, and services

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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