

*Rendering



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

Population:
146,338 (5 MILES)

Avg HH Income:
\$82,516 (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.

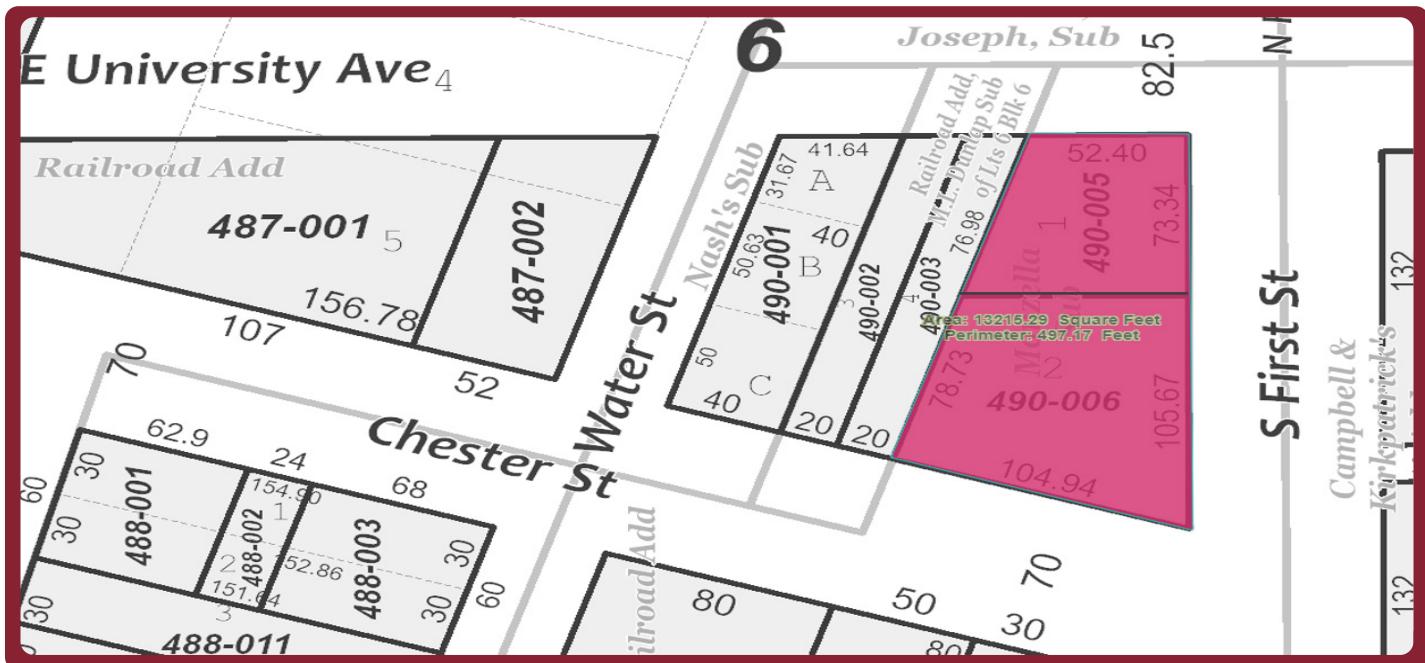
- Year Round Demand:** Large student and staff population ensures steady demand for housing, retail, dining, and services

Nearby Tenants:



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

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



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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

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