



for sale

THE BRAKE SHOP

308 S Market St Champaign, IL 61820

19,008 SF STEPS FROM THE UNIVERSITY OF ILLINOIS



Offering Summary



AVAILABLE SF | 19,008 SF

ASKING PRICE | \$1,450,000

TAXES | \$5,792.16 (2025)

ZONING | C



Traffic Count:

28,300+ VPD



Population:

107,835 (3 MILES)



#Households:

46,668 (3 MILES)

Located on Market Street and Springfield Avenue just steps from the University of Illinois Urbana Champaign, this 19,008 SF property presents a prime opportunity for redevelopment or retail use. Surrounded by campus life, downtown energy, and strong neighborhood demand, the site offers excellent visibility and connectivity in one of Champaign's most active corridors.

- Development Potential:** 19,008 SF, currently occupied by The Break Shop
- Prime Location:** Surrounded by U of I, OSF, Country Market, KAMS Bar, Amtrak, State Farm Center, Seven Saints, Esquire, and more.

Nearby Tenants:



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

TROY BATES

217-202-3344

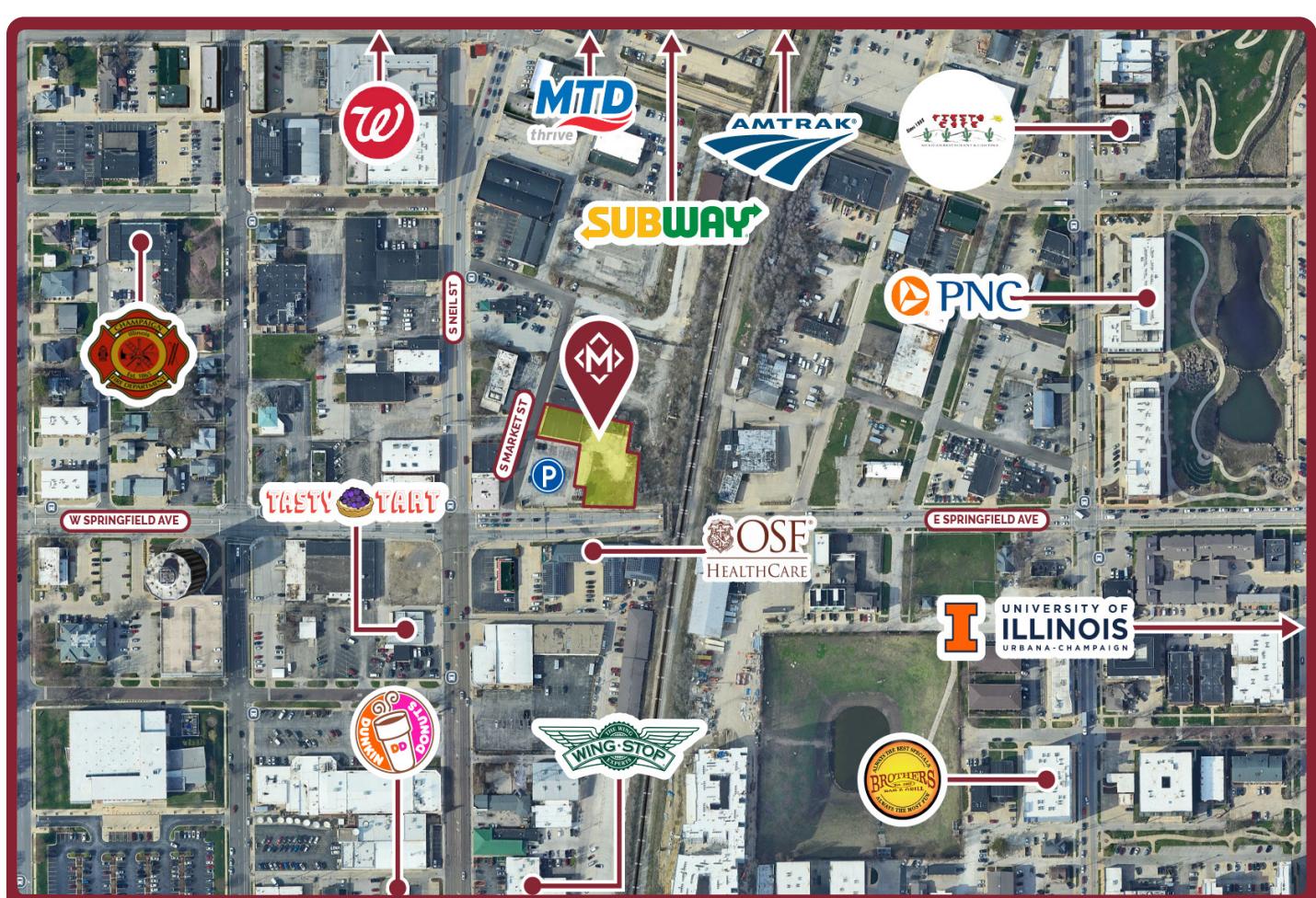
TBATES@MATANKY.COM



Tenant

1 AVAILABLE (19,008 SF)

E Springfield Ave



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