



# COMMERCIAL LOT - CHAMPAIGN, IL

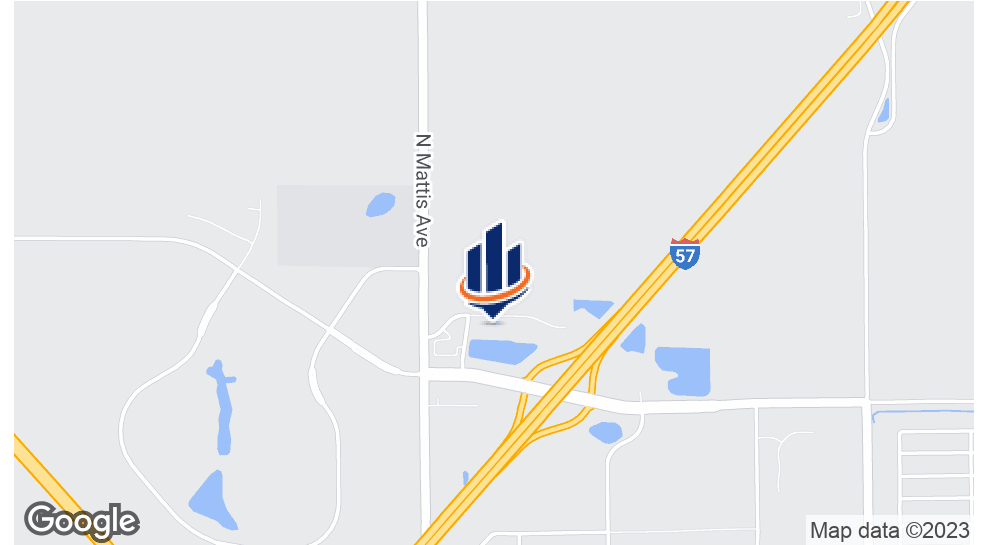
1701 RION DRIVE  
CHAMPAIGN, IL 61822

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	3.28 Acres
Price / Acre:	\$205,793
Zoning:	CG (Enterprise Zone)
Traffic Count:	24,700
APN:	41-14-26-352-018

## PROPERTY OVERVIEW

SVN | Core 3 Commercial Real Estate is pleased to present the exceptional opportunity to acquire a 100% fee-simple interest in this Olympian North Business Park Lot. The Property consists of a vacant 3.28 acre commercial lot conveniently located on Champaign's near north side at exit 328 of Interstate-57. The lot was initially identified and developed to accommodate a hotel property. Exit 238 on south-bound I-57 is the first exit into Champaign City limits. The Olympian North Business park is also home to Dairy Queen Grille & Chill, Mobil, Microtel Inn by Wyndham and Epiworks, Inc.

## PROPERTY HIGHLIGHTS

- On I-57 Corridor
- 1st exit from the north into City of Champaign
- 4 acre lake contiguous to property's south border
- Existing infrastructure



# Additional Photos





# Location Map





# Demographics Map & Report

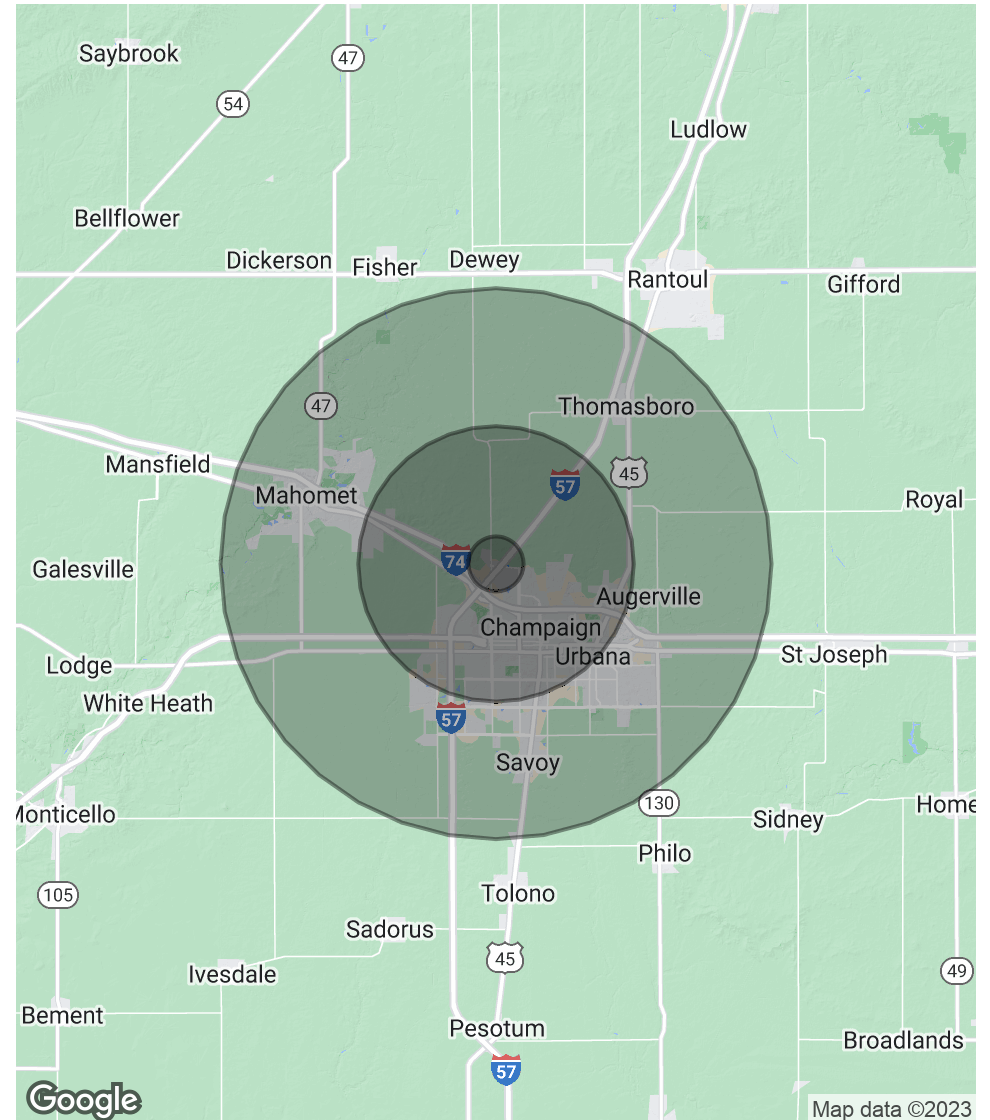
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	787	100,799	192,005
Average Age	29.4	29.0	31.1
Average Age (Male)	30.0	28.6	30.5
Average Age (Female)	28.7	29.5	31.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	316	40,221	76,189
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$55,754	\$48,598	\$59,540
Average House Value	\$125,135	\$136,075	\$164,779

\* Demographic data derived from 2020 ACS - US Census





# Meet The Team



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