



COMMERCIAL LOT - CHAMPAIGN, IL

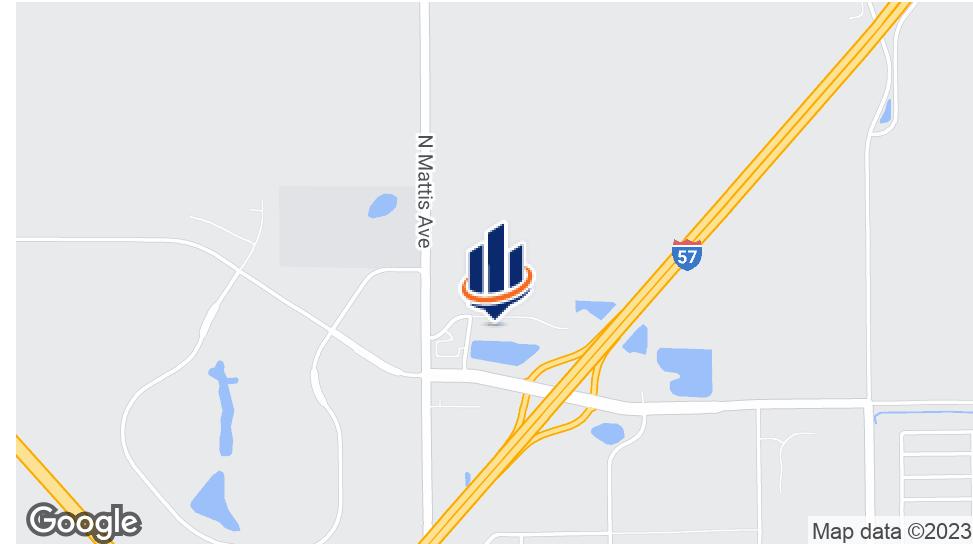
1701 RION DRIVE
CHAMPAIGN, IL 61822

Carrie Tinucci-Troll
O: 309.590.7900 x383
carrie.troll@svn.com

Mark Fetzer, CPM
O: 309.590.7900
mark.fetzer@svn.com



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



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Demographics Map & Report

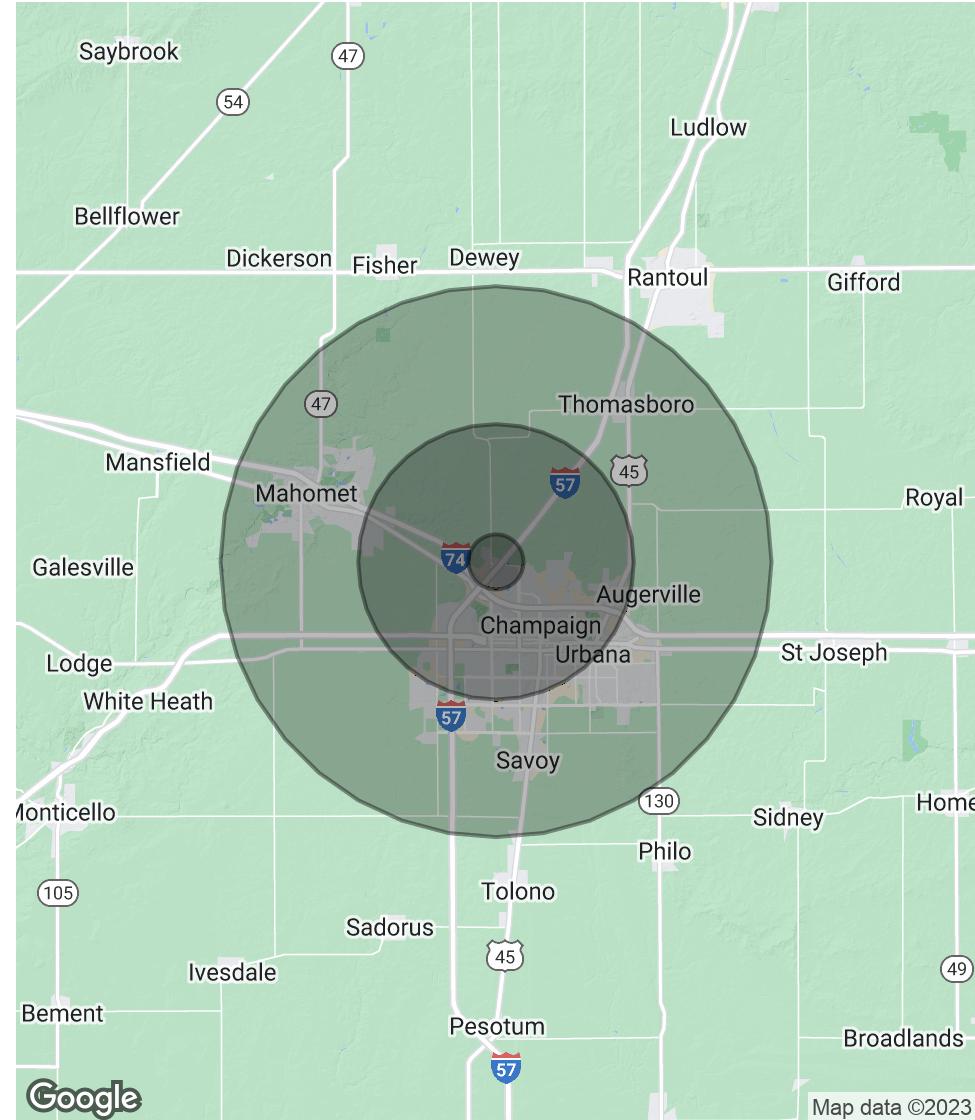
POPULATION

	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



CARRIE TINUCCI-TROLL

Advisor

C: 331.452.6860

carrie.troll@svn.com



MARK FETZER, CPM

Managing Director

C: 309.825.5710

mark.fetzer@svn.com