



# TARTAN

## Join Blaze, CoreLife, and T-Mobile in Champaign!

2,420 SF Available at Prospect Avenue & Meijer Drive, Champaign, IL

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### DEMOGRAPHICS

	3 mile	5 miles	7 miles
<b>Total Population</b>	56,969	128,059	152,451
<b>Avg. Income</b>	\$43,481	\$57,131	\$63,841
<b>Total Employees</b>	59,672	99,577	104,507
<b>Traffic Counts</b>	Prospect:		
CPD	29,100		

### PROJECT TENANTS



### AREA TENANTS



### DEVELOPMENT HIGHLIGHTS

- 2,420 SF available in this new construction project on Prospect Avenue
- Under construction with completion in October 2017
- Direct access to I-74 which has more than 63,000 cars per day
- High barrier to entry market
- Close proximity to the Market Place Mall (Dick's Sporting Goods, Macy's, Kohl's, Bed Bath & Beyond, TJ Maxx, Field & Stream, and many more).
- Primary shopping corridor for students at the University of Illinois

All information has been obtained from reliable sources. No liability for errors or omissions is assumed. Listing may be



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## Site Plan





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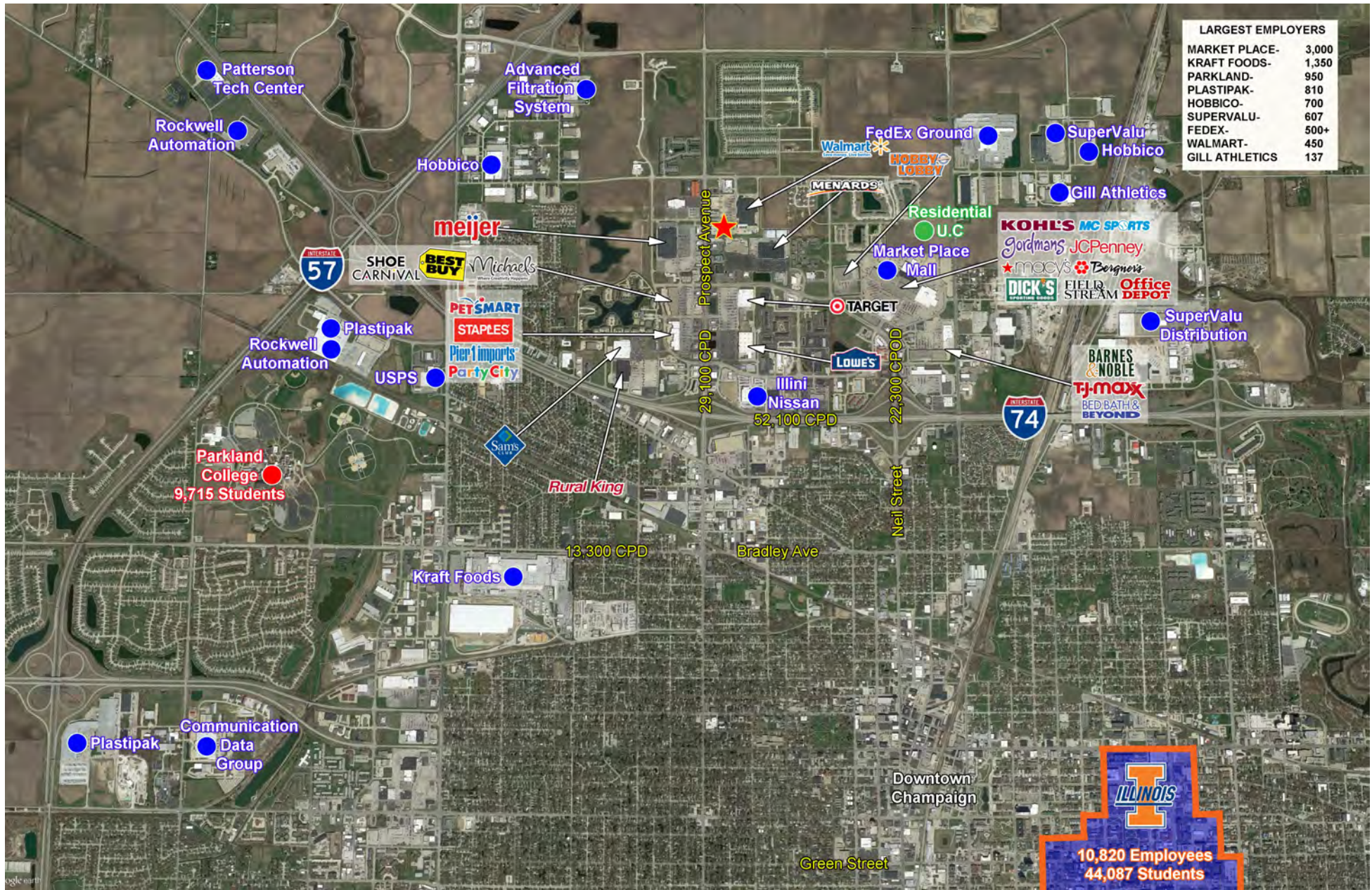
Aerial





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Driver's Aerial



## SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.1470/-88.2548

RS1

2610 N Prospect Ave		3 mi radius	5 mi radius	7 mi radius
Champaign, IL 61822-1251				
POPULATION	2016 Estimated Population	56,969	128,059	152,451
	2021 Projected Population	59,632	133,557	159,189
	2010 Census Population	53,939	122,501	145,690
	2000 Census Population	46,675	112,773	128,327
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	1.4%	0.8%	1.2%
	2016 Median Age	28.2	30.6	31.7
HOUSEHOLDS	2016 Estimated Households	26,102	53,637	63,877
	2021 Projected Households	27,914	57,229	68,144
	2010 Census Households	23,969	49,692	59,168
	2000 Census Households	20,379	45,213	51,364
	Projected Annual Growth 2016 to 2021	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	1.8%	1.2%	1.5%
	2016 Estimated White	55.6%	62.7%	64.1%
2016 Estimated Black or African American	22.9%	16.4%	15.5%	
2016 Estimated Asian or Pacific Islander	14.5%	14.6%	14.4%	
2016 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	
2016 Estimated Other Races	6.7%	6.0%	5.7%	
2016 Estimated Hispanic	8.0%	6.9%	6.3%	
INCOME	2016 Estimated Average Household Income	\$43,418	\$57,131	\$63,841
	2016 Estimated Median Household Income	\$34,240	\$45,904	\$50,856
	2016 Estimated Per Capita Income	\$20,114	\$24,393	\$27,153
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.1%	1.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.5%	4.3%	4.0%
	2016 Estimated High School Graduate	20.0%	19.0%	18.7%
	2016 Estimated Some College	19.4%	19.0%	18.6%
	2016 Estimated Associates Degree Only	7.9%	7.7%	7.7%
	2016 Estimated Bachelors Degree Only	23.8%	23.5%	24.0%
	2016 Estimated Graduate Degree	20.6%	24.5%	25.2%
BUSINESS	2016 Estimated Total Businesses	3,363	5,942	6,495
	2016 Estimated Total Employees	59,672	99,577	104,507
	2016 Estimated Employee Population per Business	17.7	16.8	16.1
	2016 Estimated Residential Population per Business	16.9	21.6	23.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.