



+/- 61,667 SF AVAILABLE

**Bloomington Road & Hagan Road
Champaign, IL**



GREAT STREET

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AERIAL



Google

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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PROPERTY OVERVIEW



- Located in the Champaign-Urbana region, next to The Home Depot
- Located just off the prominent intersection of I-74 and Prospect Avenue with two signals at the property
- Excellent visibility from I-74 on Champaign's strongest retail corridor
- Join major retailers including Target, Ashley, Sam's Club, Ross Dress for Less, Best Buy, Meijer, AMC, Walmart, Kroger, HomeGoods, Costco Wholesale, Hobby Lobby, Kohl's, Dick's Sporting Goods, Barnes & Noble and more

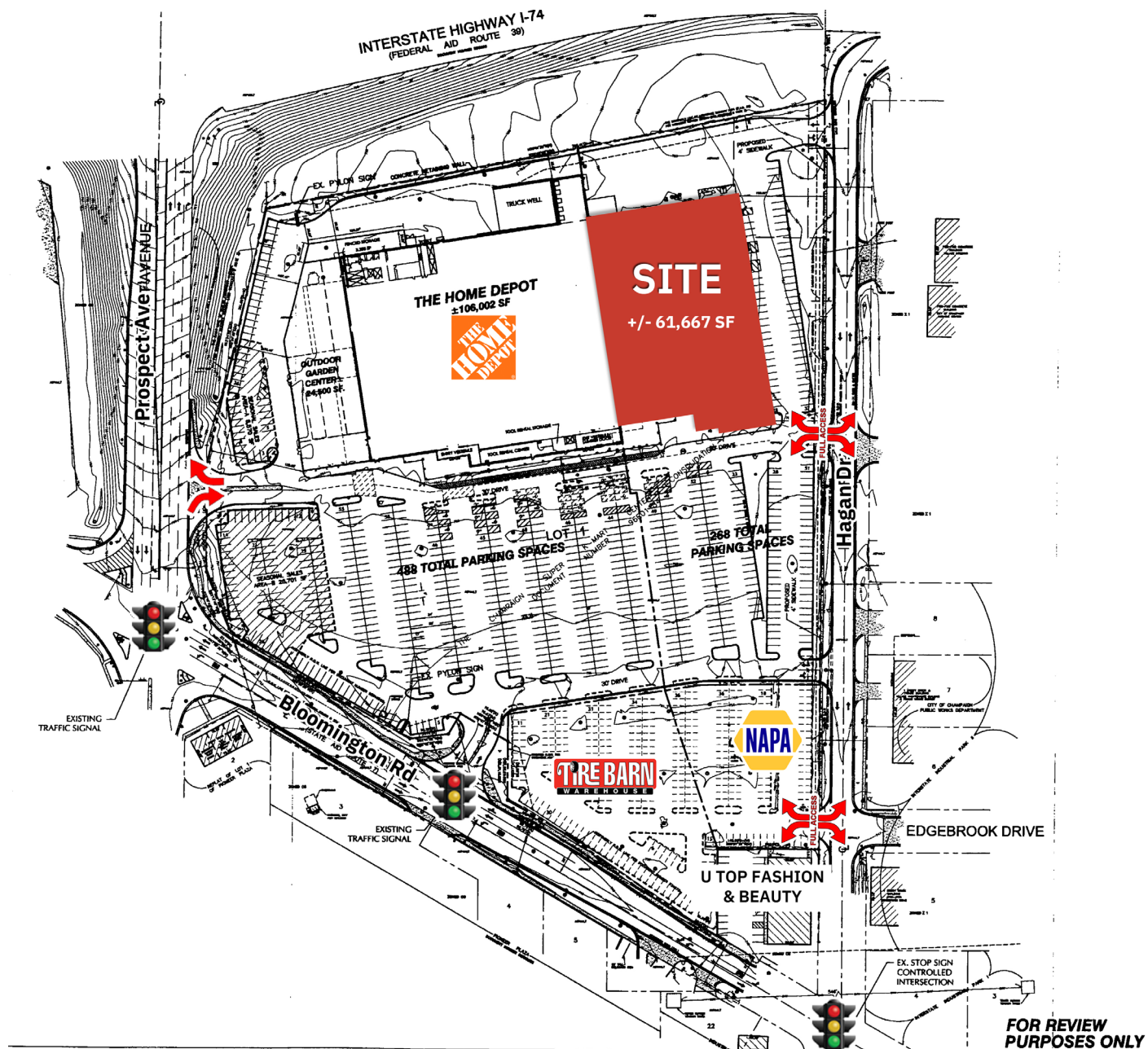
DEMOGRAPHICS

TOTAL POPULATION	1 MILE	12,087
	3 MILE	97,454
	5 MILE	148,024
DAYTIME POPULATION	1 MILE	7,284
	3 MILE	46,658
	5 MILE	62,144
AVERAGE HH INCOME	1 MILE	\$81,421
	3 MILE	\$68,512
	5 MILE	\$86,196

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SITE PLAN



**FOR REVIEW
PURPOSES ONLY**

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