



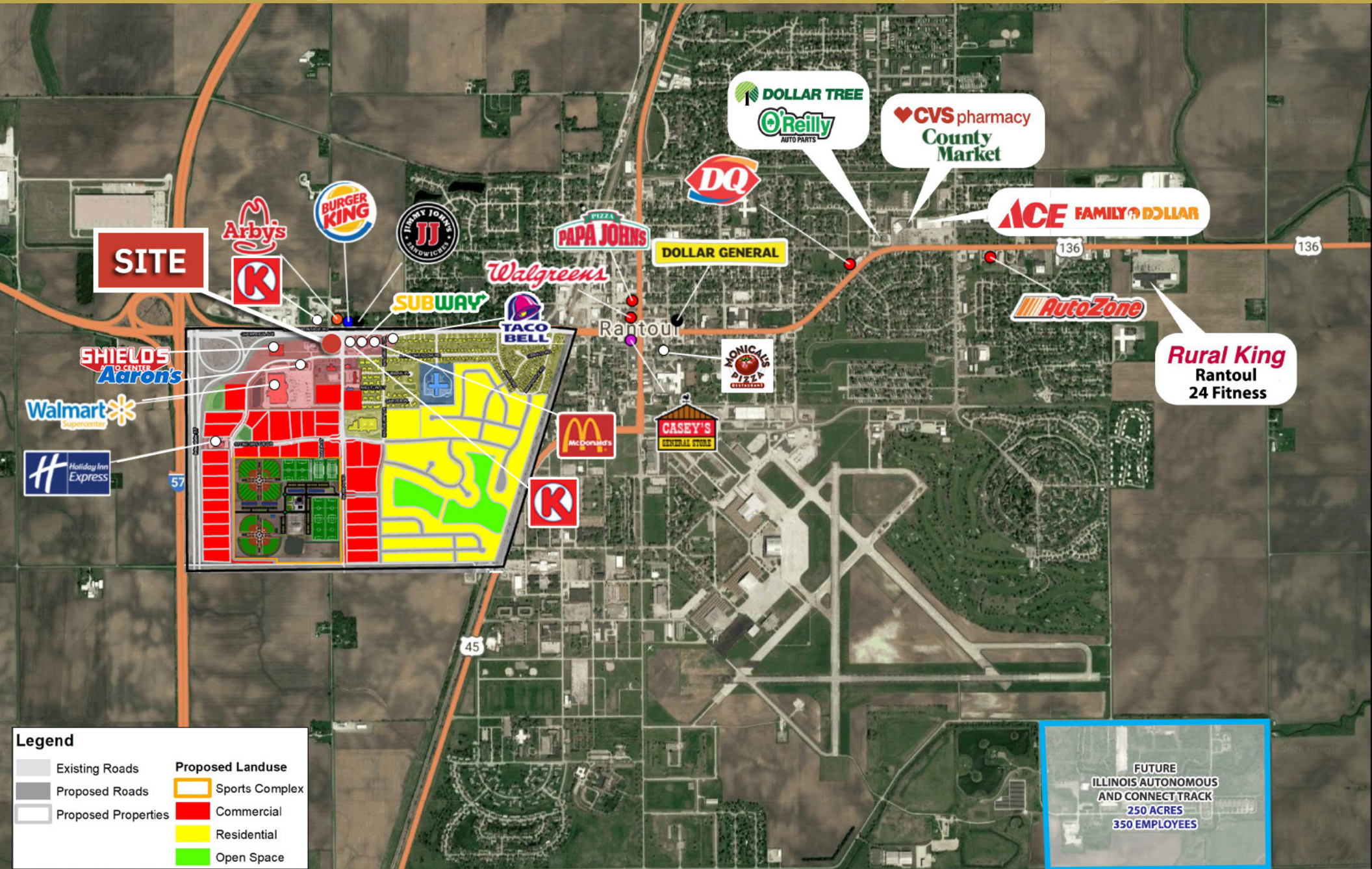
REGIONAL WALMART AND SPORTS COMPLEX OUTLOT RETAIL DEVELOPMENT

801 West Champaign Drive
Rantoul, IL

REGIONAL WALMART & SPORTS COMPLEX OUTLOT RETAIL DEVELOPMENT
801 West Champaign Drive | Rantoul, IL



AERIAL



REGIONAL WALMART & SPORTS COMPLEX OUTLOT RETAIL DEVELOPMENT

801 West Champaign Drive | Rantoul, IL



PROPERTY OVERVIEW



- 1.45 acres available for build-to-suit or ground lease
- Signalized intersection with easy access to I-57
- Directly adjacent to the 60-acre new sport's complex in Rantoul
- More than 150,000+ visitors expected to the complex annually
- Sport's Complex grand opening March 2021

TOURNAMENT ORGANIZERS

- Rock Tournaments
- GameDay USA
- Both signed 5-year deals to host a combined 22 weekend tournaments/year and 12 2-day mid-week showcases
- Numerous football, baseball, softball, and soccer tournaments and events are also being actively discussed

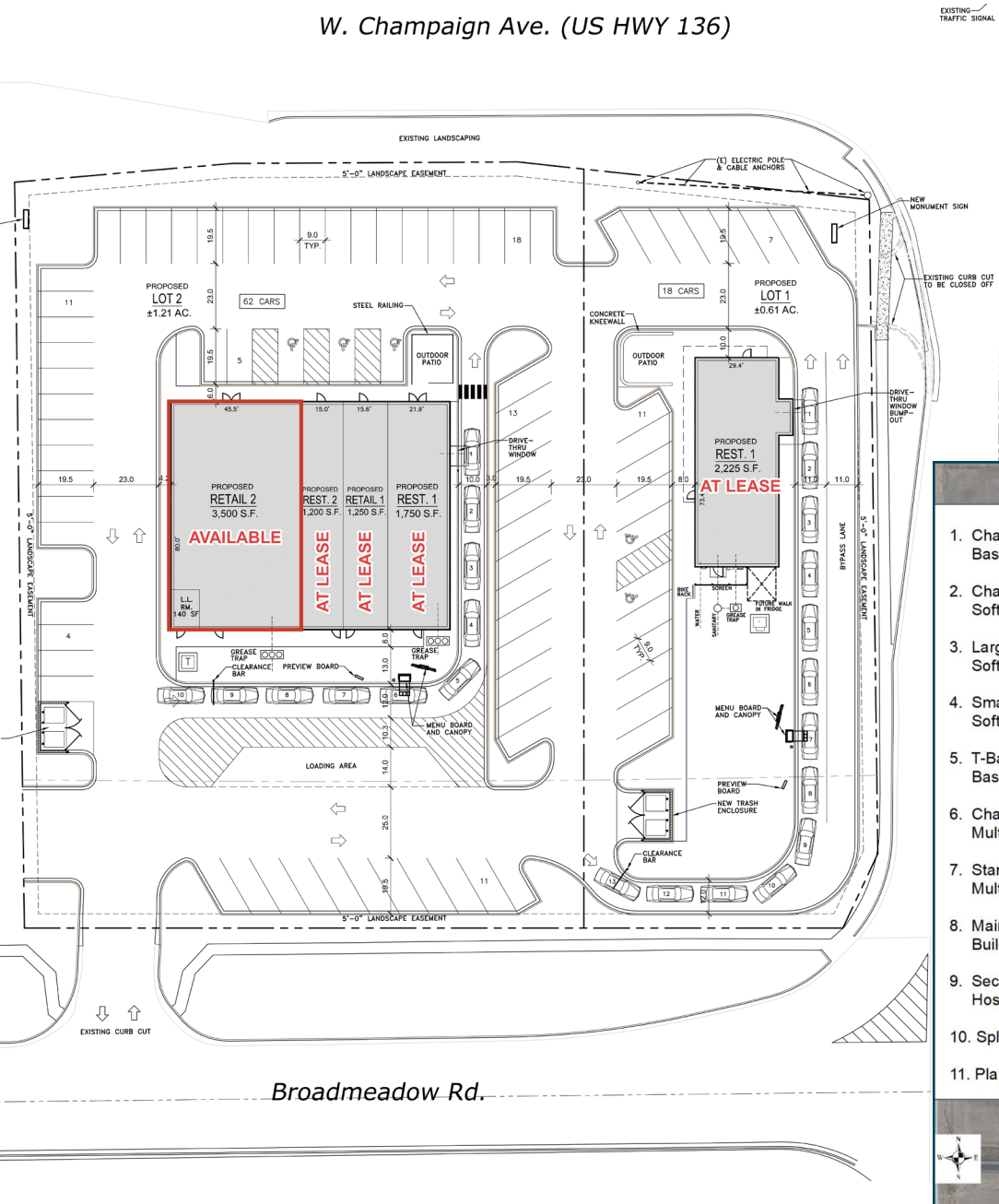
DEMOGRAPHICS

TOTAL POPULATION	10 MIN	15,281
	15 MIN	19,330
	20 MIN	35,001
DAYTIME POPULATION	10 MIN	5,814
	15 MIN	6,893
	20 MIN	20,111
AVERAGE HH INCOME	10 MIN	\$56,102
	15 MIN	\$60,948
	20 MIN	\$67,247

REGIONAL WALMART & SPORTS COMPLEX OUTLOT RETAIL DEVELOPMENT
801 West Champaign Drive | Rantoul, IL



SITE PLAN



- 1. Championship Baseball Field
- 2. Championship Softball Field
- 3. Large Baseball/Softball Fields
- 4. Smaller Baseball/Softball Fields
- 5. T-Ball/Challenger Baseball Fields
- 6. Championship Multi-Purpose Quad
- 7. Standard Multi-Purpose Quad
- 8. Main Hospitality Building
- 9. Secondary Hospitality Buildings
- 10. Splash Pad
- 11. Playground

