



Within City Limits:	Yes
Sale Price:	\$385,000
Last Updated:	Jan 30, 2020

Realtor/Owner Contact

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Property and Area Description

Property Description: Subject property is a slightly irregular lot (1.26 Acres) with 200' of frontage on Neil St. This lot is just north of Hobby Lobby and west of Market Place Mall and the new Costco (2021 expected). The lot is currently zoned CG-Commercial General which allows for the widest variety of users. // Area Description: This lot is located just north of the intersection of Town Center Blvd. and North Neil St. North Neil Street is the retail corridor. To the south and east of the property is Market Place Mall (900,000 SF enclosed mall), Marketplace Plaza (215,000 SF open air center), and Marketview Shopping Center (175,000 SF open air center). To the south and west of the property is Pine Tree Plaza (111,700 SF open air center), Baytown Square (95,700 SF open air center), and Champaign Town Center (85,900 SF open air center). Some neighboring tenants include; Walmart, Sam's Club, Lowes, Menards, Meijer, Rural King, Bergner's, Macy's, JCPenny's, Dicks Sporting Goods, Field & Stream, Hobby Lobby, Best Buy, Slumberland, Ashley, and PetSmart to name a few.

Population

	166,989 10 Mile Radius	218,260 20 Mile Radius	263,989 30 Mile Radius
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Source: ESRI®, 2024

Households

	69,835 10 Mile Radius	90,656 20 Mile Radius	109,840 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown