

FOR LEASE

Colliers

1,500 SF Available

507 W Town Center Blvd, Champaign IL 61822



Property Profile

Demographics

Space Available	1,500 sf (the vacancy is the former Army recruiting center)
Location	10-min drive to University of Illinois Campus
Traffic Counts	9,200 VPD (Town Center Blvd.)

	1 Mile	3 Miles	5 Miles
Population	6,883	74,577	131,543
Average HHI	\$75,844	\$58,892	\$76,262
Households	3,287	32,527	56,755

Property Highlights

- Four private offices already built out
- 1,500 SF available adjacent to Stanfield Chiropractic
- Pylon and overhead signage opportunities available
- Area retailers include: Slumberland Furniture, Menards, Walmart, PetSmart, and the Home Depot

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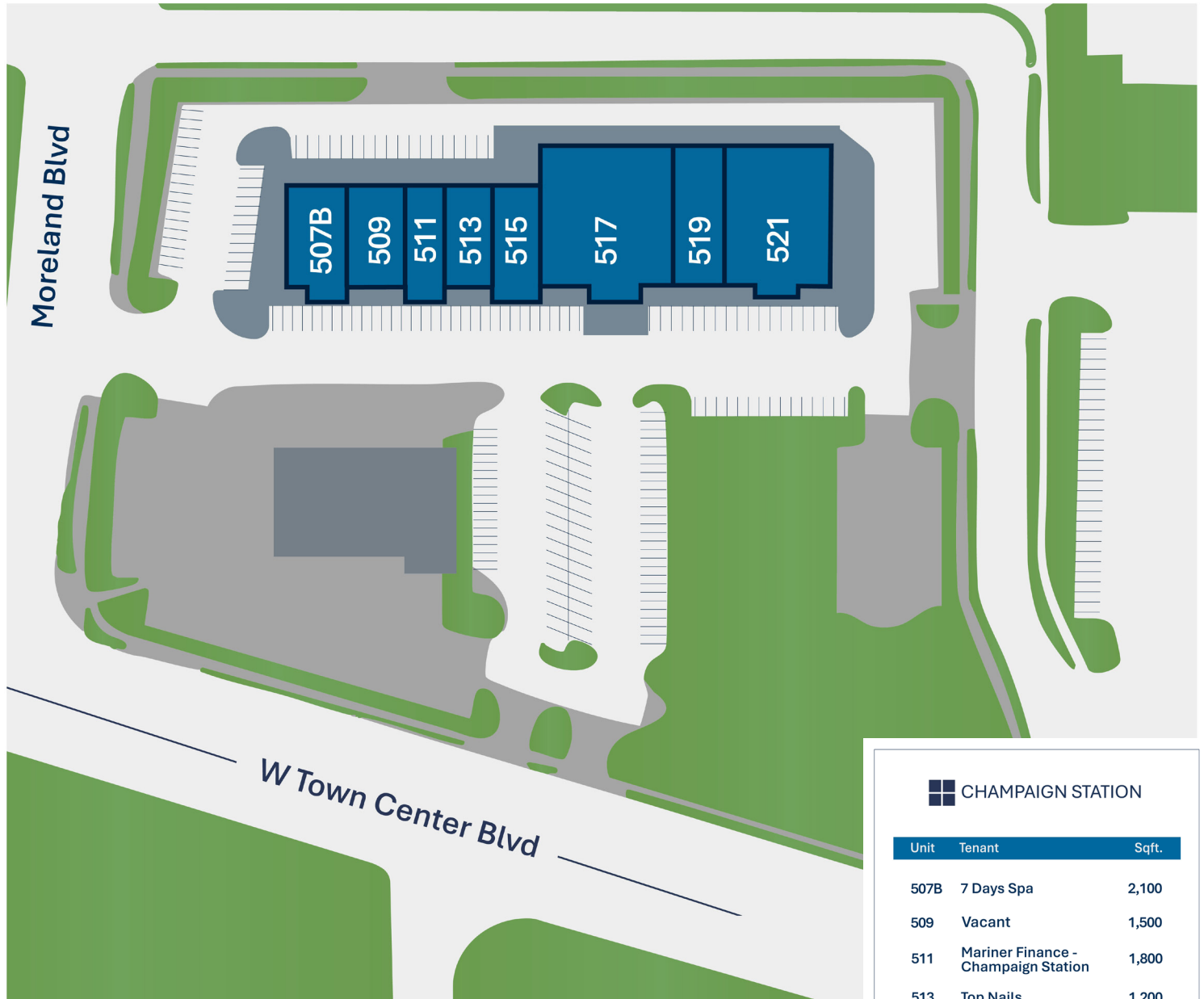
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Site Plan



CHAMPAIGN STATION

Unit	Tenant	Sqft.
507B	7 Days Spa	2,100
509	Vacant	1,500
511	Mariner Finance - Champaign Station	1,800
513	Top Nails	1,200
515	Ruby's V	1,752
517	Total Spectrum	6,000
519	Fernando's	2,000
521	All About Eyes	4,800

Total Square Footage: 21,152

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Retail Map

