



USER OPPORTUNITY | OFFERING MEMORANDUM

103 Marketview Drive, Champaign, IL

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Executive Summary

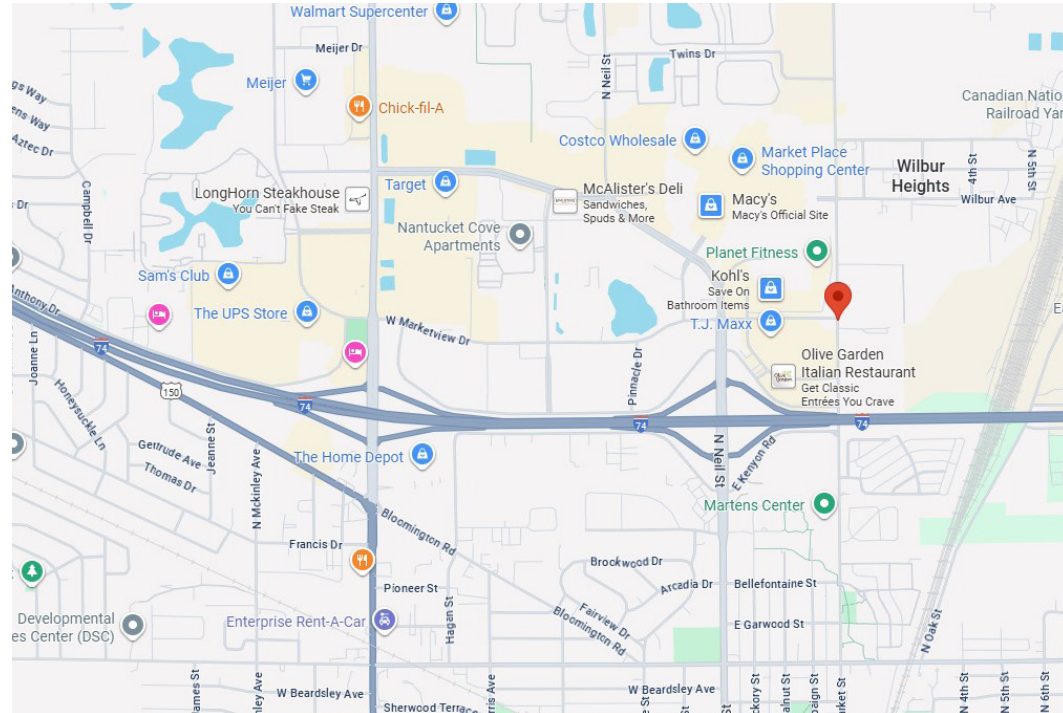
103 Marketview Drive, Champaign, IL

Colliers Net Lease Investment Group is pleased to present an exceptional real estate investment opportunity - a standalone property formerly housing a restaurant tenant. This vacant property is strategically located at 103 Marketview Dr. Champaign, IL, and was renovated in 2012. It forms an integral part of a thriving development that encompasses numerous residential apartments, Market Place Shopping Center, multiple hotels, and numerous office buildings.

Positioned strategically along the bustling US Hwy 74, just Southeast of the I-74 interchange and Route 57 interchange, this property offers unparalleled accessibility, facilitating seamless north-south connections throughout the college town

The vacant property allows for numerous different possibilities for reuse or redevelopment.

This outstanding investment opportunity is unpriced.



Investment **Details**

For Sale or Lease

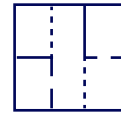
Offering Price: Subject to Offer

Land Size: 2.11 acres

Building Size: 7,593 SF

- The property is a freestanding retail/restaurant building of approximately 7,593 sq ft situated on about 2.11 acres.
- It was originally built in 1984 and underwent major renovations in 2012 — offering updated amenities and infrastructure.
- Zoning and layout provide flexibility: although built out as casual dining, the space could transition to other retail uses.





Property Highlights

Accessibility & Location Advantages

- The location is part of a major retail trade zone in Champaign, surrounded by other national retailers and dense retail activity.
- The broad surface lot and dual access from Marketview Dr enable good ingress/egress, making it viable for high turnover uses (restaurants, retail, convenience services).
- Being in Champaign gives the property proximity to educational institutions, research centers, and associated support industries, which can drive consistent foot traffic and daytime population.
- The site resides within the Champaign-Urbana metropolitan area, a dynamic market with a young average age and active growth in households.
- The building has substantial frontage and parking: it's on West Marketview with dual access and a large surface parking field indicating strong vehicle oriented traffic potential.

Location Overview

Champaign, Illinois

Champaign is one half of the “Champaign-Urbana” twin cities in east-central Illinois, with a population of about 88,302 at the 2020 census.

As a city, it balances the energy of a major research university with the scale and amenities of a mid-sized city. The University of Illinois Urbana-Champaign is a central driver of the region’s economy, culture, and innovation, and has helped turn Champaign into a hub for technology, research, and startup growth.

The city offers a mix of cultural amenities (the Arts, theaters, music, museums), parks and natural areas, and a reasonably walkable urban core with shopping, restaurants, and cafés.

Because of its intersection among Interstate 57, 74, and 72, Champaign enjoys good regional connectivity, and the local identity emphasizes a “micro-urban” environment—with many of the conveniences of a larger city but without its scale.

The property at 103 W Marketview Dr. (sometimes referred to as 103 W Marketview Dr, Champaign, IL 61820) is a commercial/retail (restaurant) site.

According to listing data, the building is approximately 8,242 square feet (single-story) and sits on about 2.17 acres of land.

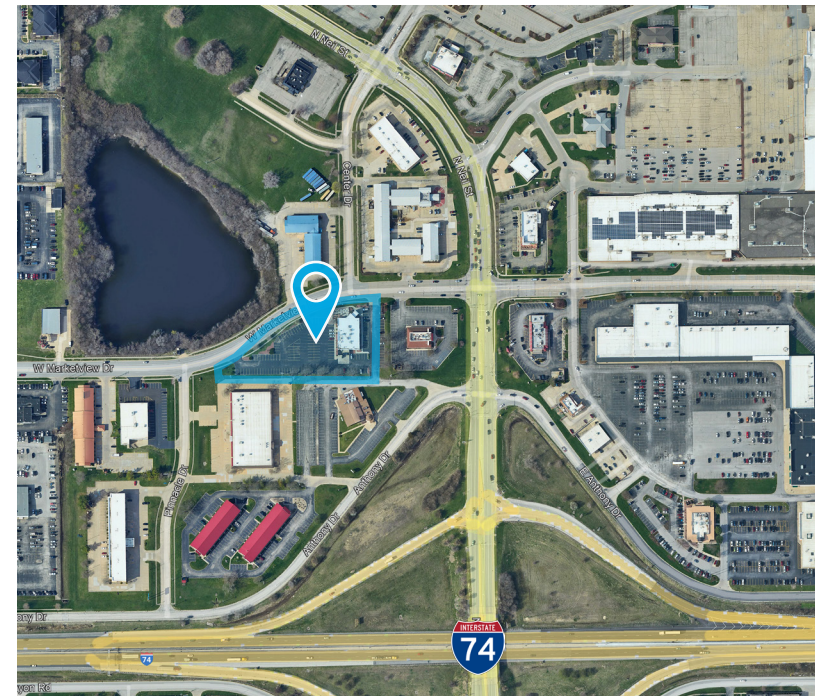
The lot has strong frontage (289 feet) along W Marketview Drive and includes parking capacity for around 160 vehicles (roughly 10 spaces per 1,000 sq ft leased) to accommodate restaurant traffic.

The building was originally built in 1984 and later renovated around 2012.

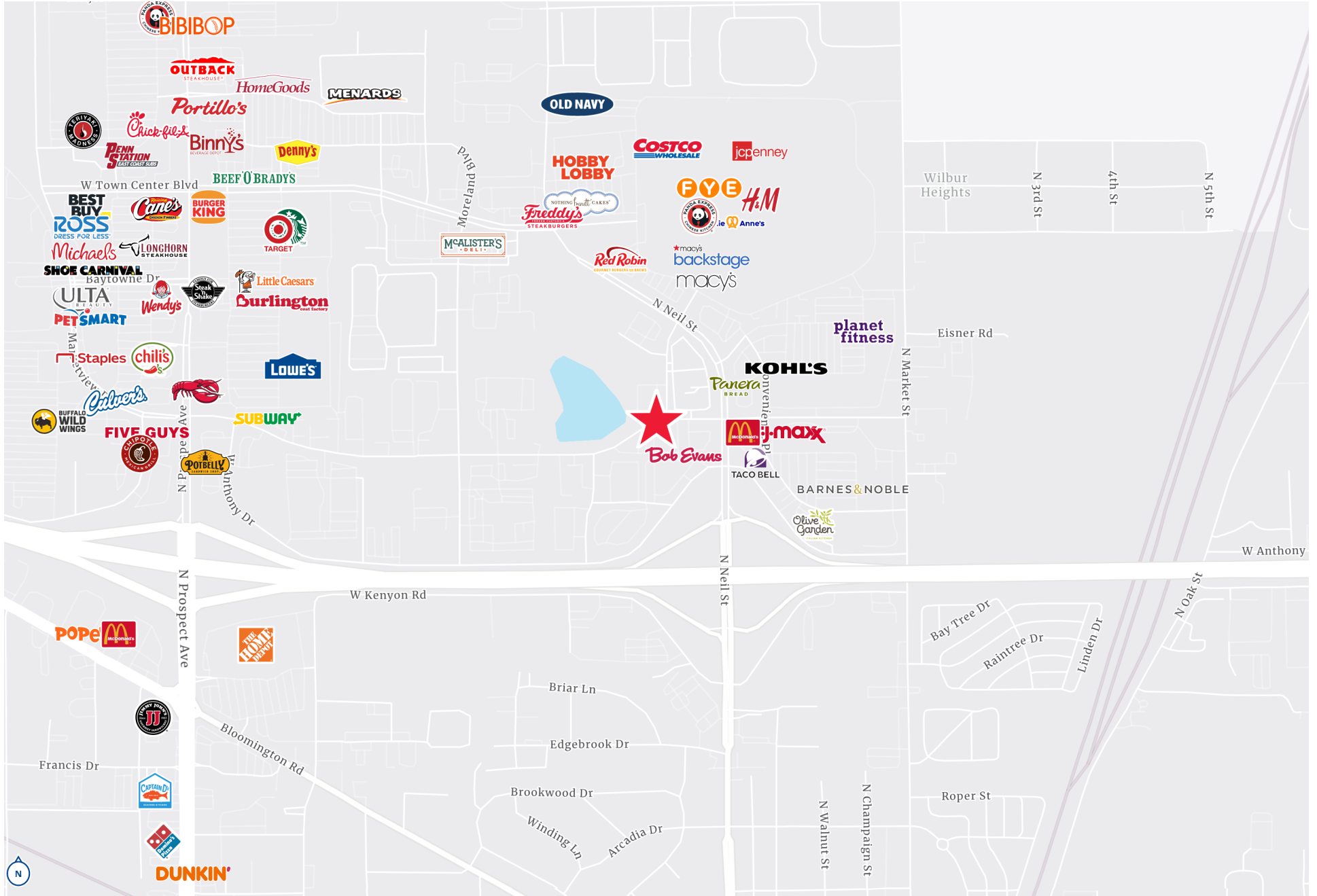
Historically, the property was leased by TGI Friday’s under a long-term “absolute net” (NNN) lease, with about 16 years remaining at the time of listing, and scheduled 10% rent escalation every five years.

It is located in a major retail trade corridor of Champaign, surrounded by national retail anchors like TJ Maxx, Office Depot, Macy’s, and Dick’s Sporting Goods.

More recently, the site has hosted Sweet Basil Cafe (and later Sugar Berries Cafe) as a tenant.



Retail Neighbors

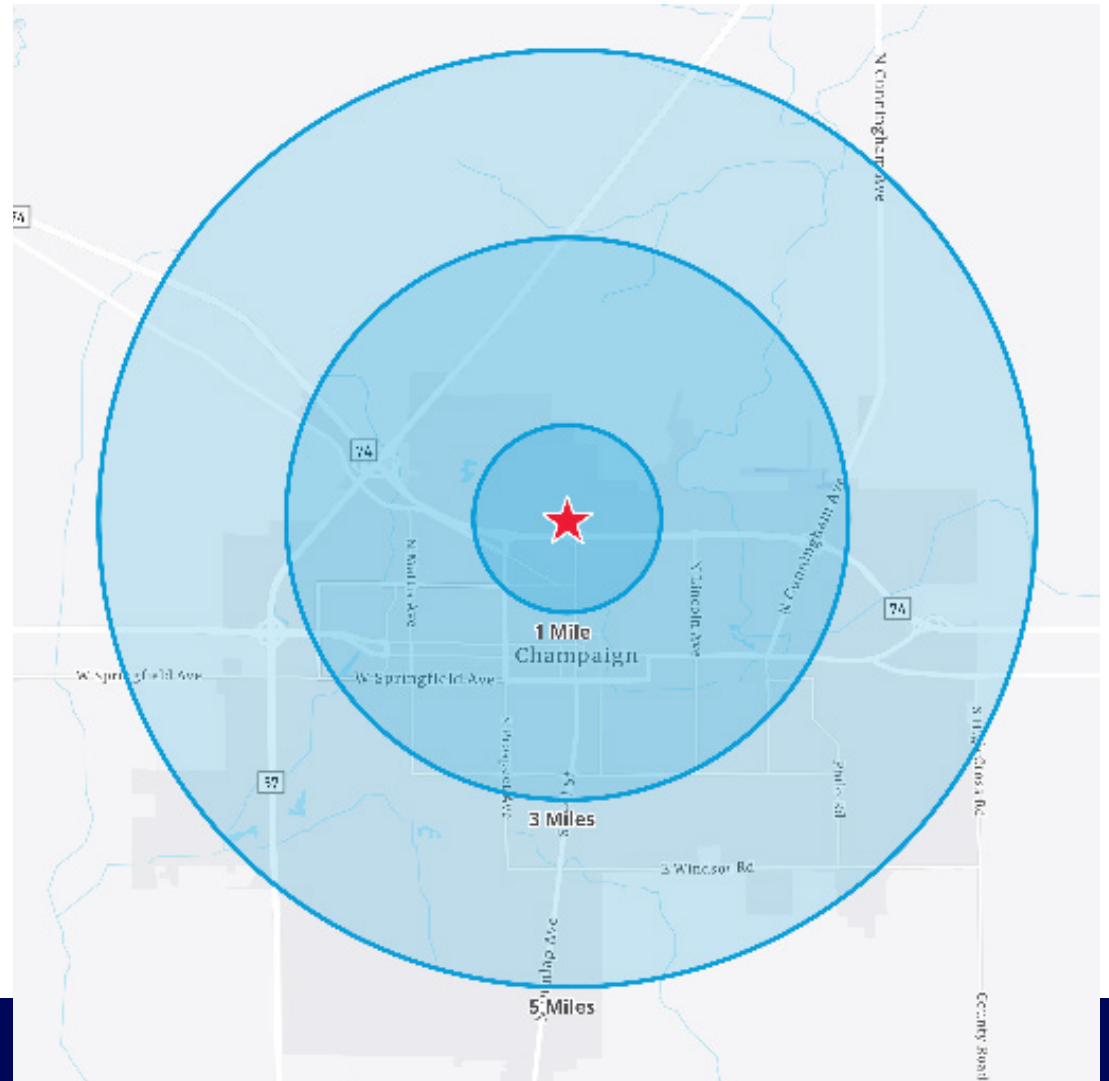




Demographics

	1 MILE	3 MILE	5 MILE
Population	6,382	81,938	134,785
Households	2,994	34,930	58,468
Average	\$64,287	\$60,203	\$76,797
Daytime Population	13,567	112,157	160,425

[CLICK HERE FOR DETAILS](#)



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