

CHAMPAIGN COMMONS - OUTLOTS

109 N Mattis Ave - Champaign, IL 61821

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PROPERTY HIGHLIGHTS

- Anchored by **Schnucks**, the Midwest's premier grocery retailer
- Stable residential community with strong demographics
- Ideally situated at the intersections of Mattis Ave with University Ave and Church Street. Center is just east of Interstate 57 at the end of Interstate 72

PROPERTY DETAILS

- Center Size: 88,105 sf
- Available Outlots: Fuel Center - 1,300 sf Outlot 5 - 1.14 ac Outlot 6 - 2.29 ac

Demographics	1 mile	3 mile	5 mile
Population	12,859	93,929	143,761
Avg HH Income	\$62,793	\$68,472	\$68,269



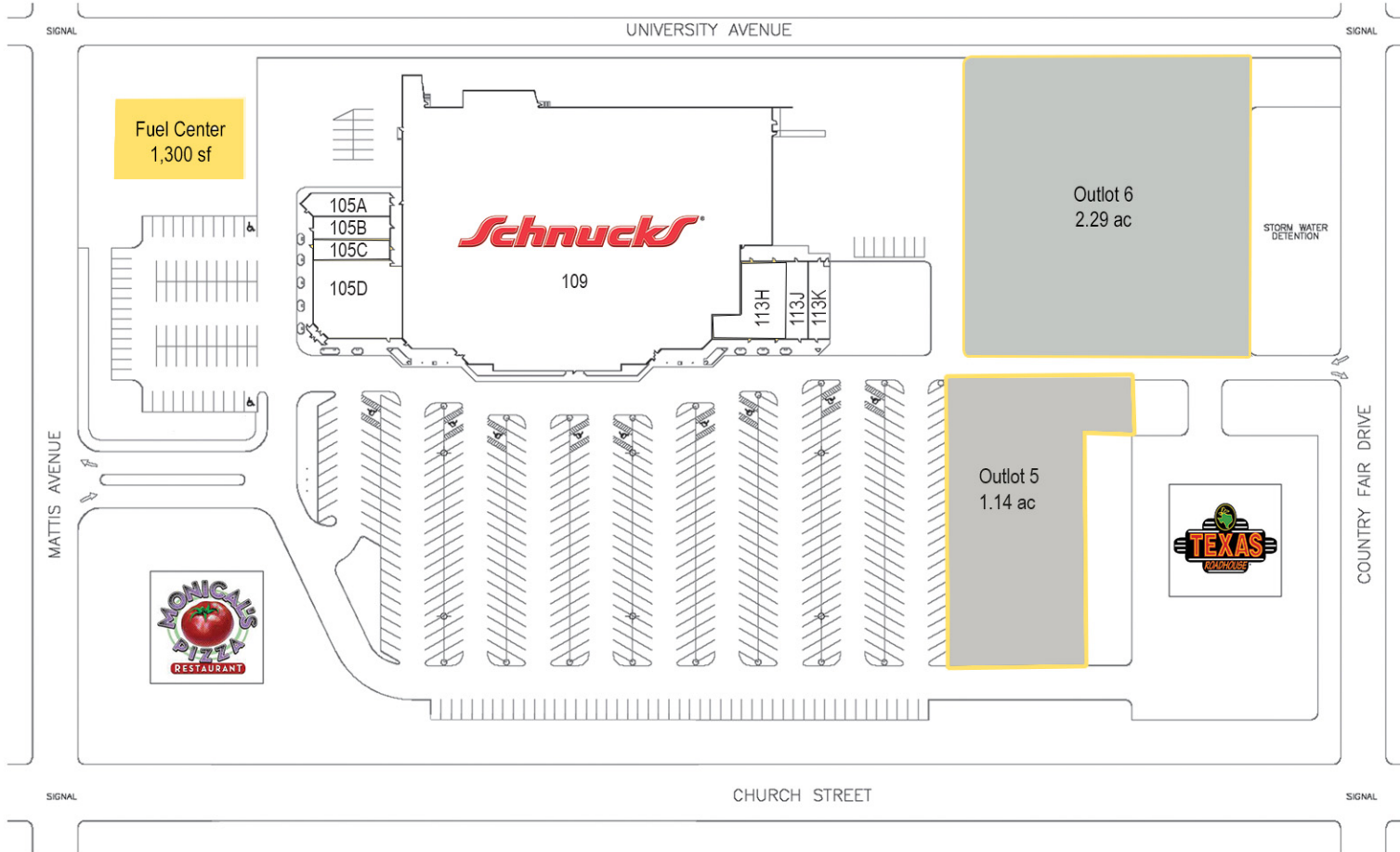
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CENTER SIZE 88,105 SF

AVAILABLE OUTLOTS

Fuel Center	1,300 sf	Outlot 5	1.14 ac
Outlot 6	2.29 ac		

CURRENT RETAILERS

105A	H&R Block	1,440 sf
105B	Emma's Eatery	1,400 sf
105D	Sola Salons	5,426 sf
109	Schnucks	72,326 sf
113J	Barber Academy	1,400 sf
113K	Kelly Services	1,400 sf
Lot 1	Monicals Pizza	0 sf
Lot 3	Texas Roadhouse	0 sf

*Willing to subdivide available space 113H

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