



UNION SQUARE
STARBUCKS ANCHORED
RETAIL CENTER

1714 W. SPRINGFIELD AVE.
CHAMPAIGN, IL 61821

Presented By:

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Executive Summary



OFFERING SUMMARY

Available SF:	1,200 - 5,000 SF
Lease Rate:	\$35.00 - 37.00 SF/yr (NNN)
Lot Size:	1.65 Acres
Year Built:	2019
Building Size:	12,000 SF
Zoning:	Neighborhood Commercial
Market:	Champaign - Urbana
Submarket:	West Champaign
Traffic Count:	44,000

PROPERTY HIGHLIGHTS

- Starbucks anchored retail center
- High Visibility Corner Location - 44,000 VPD
- New High End Design and Construction
- Vanilla Box Provided
- Just Off Interstate 72 / 57 / 74
- Near University of Illinois
- Adjacent to Major Retailers
- 55 Shared Parking Spaces

Property Description



PROPERTY OVERVIEW

Union Square is a 12,000 SF shopping center with Starbucks as its main anchor tenant. The subject property is located on the Northeast corner of Springfield Avenue and Mattis Avenue. It is the 2nd busiest intersection in Champaign, Illinois.

Available retail spaces will range from 1,200 to 5,000 SF. There are 55 parking spaces available.

This shopping center will begin construction in the Spring of 2019 and is expected to complete in the Fall of 2019.

Property Details

LEASE RATE

\$35.00 - 37.00 SF/YR

LOCATION INFORMATION

Building Name

Union Square

Street Address

1714 W. Springfield Ave.

City, State, Zip

Champaign, IL 61821

County/Township

Champaign

Market

Champaign - Urbana

Submarket

West Champaign

Cross Streets

Springfield and Mattis

Market Type

Medium

Nearest Highway

Interstate 72 - 74 - 57

Nearest Airport

Willard Airport

BUILDING INFORMATION

Building Size

12,000 SF

Price / SF

\$35-\$37/SF/YR

Year Built

2019

Tenancy

Multiple

Load Factor

Yes

Construction Status

Vanilla Box Provided

PROPERTY DETAILS

Property Type

A+ Location Retail

Property Subtype

Strip Center

Zoning

Neighborhood Commercial

Lot Size

1.65 Acres

Submarket

West Champaign

Lot Frontage

210

Lot Depth

320

Corner Property

Yes

Traffic Count

44,000

Traffic Count Street

Springfield and Mattis Ave

PARKING & TRANSPORTATION

Parking Type

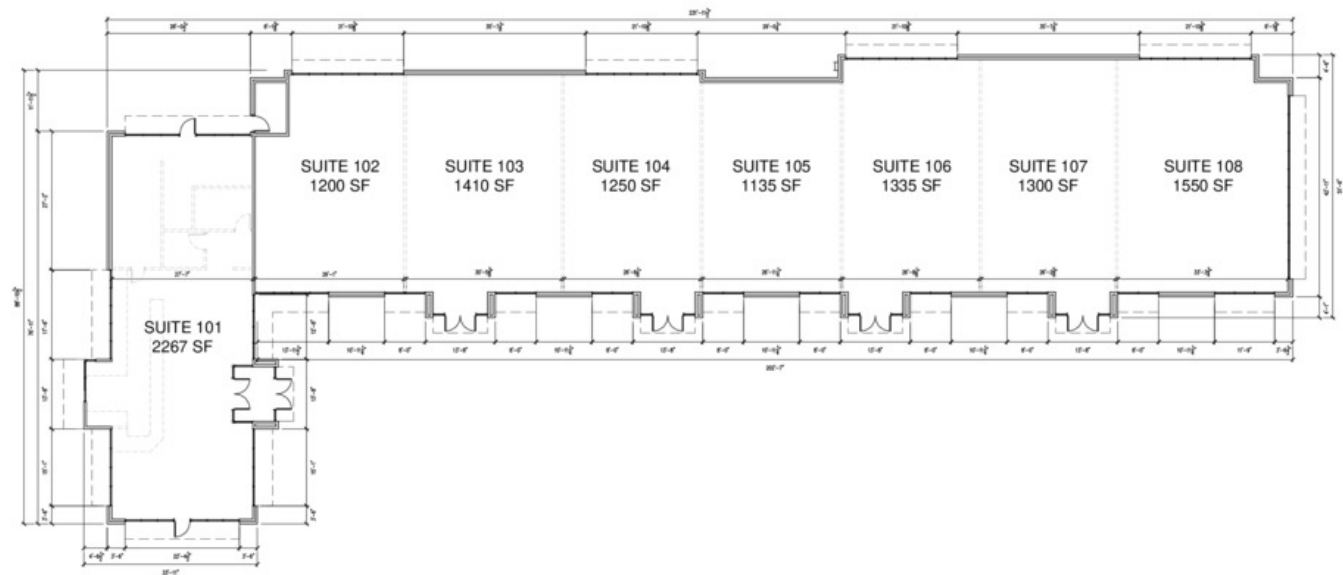
Surface

UTILITIES & AMENITIES

Loading Description

1

Available Spaces



LEASE RATE:	\$35.00 - 37.00 SF/YR	TOTAL SPACE:	1,200-5,000 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

Additional Photos



Midwestern Roots. World-Class Expectations.



Community Rankings

Who's Talking About Champaign County

NerdWallet – Champaign ranked Illinois' Third Fastest-Growing City, April 2014

Smart Growth America – Champaign-Urbana named #5 Smart Growth Community (Small Metro Area), April 2014

Techie.com – Champaign-Urbana named a "Tech Hub to Watch in 2014", January 2014

MSN Real Estate – Champaign-Urbana ranked #6 on 10 Cities Where You Want to Walk to Work list, October 2013

SpareFoot – Champaign-Urbana ranked #15 in Fastest-Growing College Towns, August 2013

Forbes – University of Illinois at Urbana-Champaign ranked as Top Ten Public College, July 2013

NerdWallet – Champaign-Urbana ranked #5 in Best Places for Work-Life Balance, July 2013

Inc. Magazine – EnterpriseWorks named a College-Town Incubator to Watch, June 2013

Newsweek – Top 10 Hottest Tech Cities in the World

Readers' Digest— Top 50 "Best Places to Raise a Family"

Expansion Management Magazine—A "Five Star Community" for Quality of Life (only 50 of the 329 metropolitan areas receive this recognition) & Ranked 10th in the Nation for Quality of Life in 2003.

Newsweek—Champaign-Urbana has more supercomputing power "Big Iron" than any other university in the U.S.

National Association of Home Builders—Ranks 22nd among metropolitan areas in the U.S. for affordable housing

Expansion Management Magazine - Champaign Unit 4 Schools recognized as a Gold Medal school district

U.S. News & World Report—Ranked the University of Illinois among the top 10 public universities in the nation

U.S. News & World Report - Ranked Health Alliance as the #1 HMO in Illinois

Wired Magazine "For the latest innovation, look slightly south of Chicago to Champaign-Urbana, a.k.a. Silicon Prairie"

Expansion Management Magazine— Ranked 44th most logistics friendly city

Champaign County, home to the University of Illinois, features world-class technological resources and superb location and transportation benefits that make it a strategic hub for technology and industrial development.



Recent Impact Stories

\$50M Expansion of Sports Equipment Production Facilities

Retention of 200+ Local Jobs

Supported the Growth of a Local Engineering Start-up

Revitalization of Urbana's Downtown Business Development

Go to all stories >



EDUCATION

Champaign County – Excellence at all levels: curriculum, teachers, facilities, and equipment.

Key statistics:

Ranked 6th out of 329 metropolitan areas for the percentage of high school and college graduates in the adult population:

- 87% of population over 25 has high school degree or higher
- 34% has bachelor's degree or higher
- 10,000 UIUC graduates each year
- 2,000 high school & Parkland College graduates

Recognized for its Award Winning Public Schools by *Expansion Management Magazine*.

University High School, operated by the University of Illinois, is a unique facility for gifted and talented students. University High students' ACT average composite was 29.6; national average was 18.8.

Higher Education – A reputation for quality.

University of Illinois at Urbana-Champaign (UIUC)

Since its founding in 1867, UIUC has earned a reputation of international stature. Its distinguished faculty, outstanding resources, breadth of academic programs and research disciplines, and large, diverse student body constitute an educational community ideally suited for scholarship and research.

Select Rankings:

U.S. News & World Report:

Ranked the University of IL among the top 10 public universities in the nation.

Fiske Guide to Colleges:

UIUC is one of 43 "best buys" based on the quality of offerings in relation to the cost of attendance.

The Kaplan/Newsweek College Catalog:

Recognized the University of Illinois at Urbana-Champaign as a top school in three areas: best value for the tuition dollar support for diversity and academic challenge.

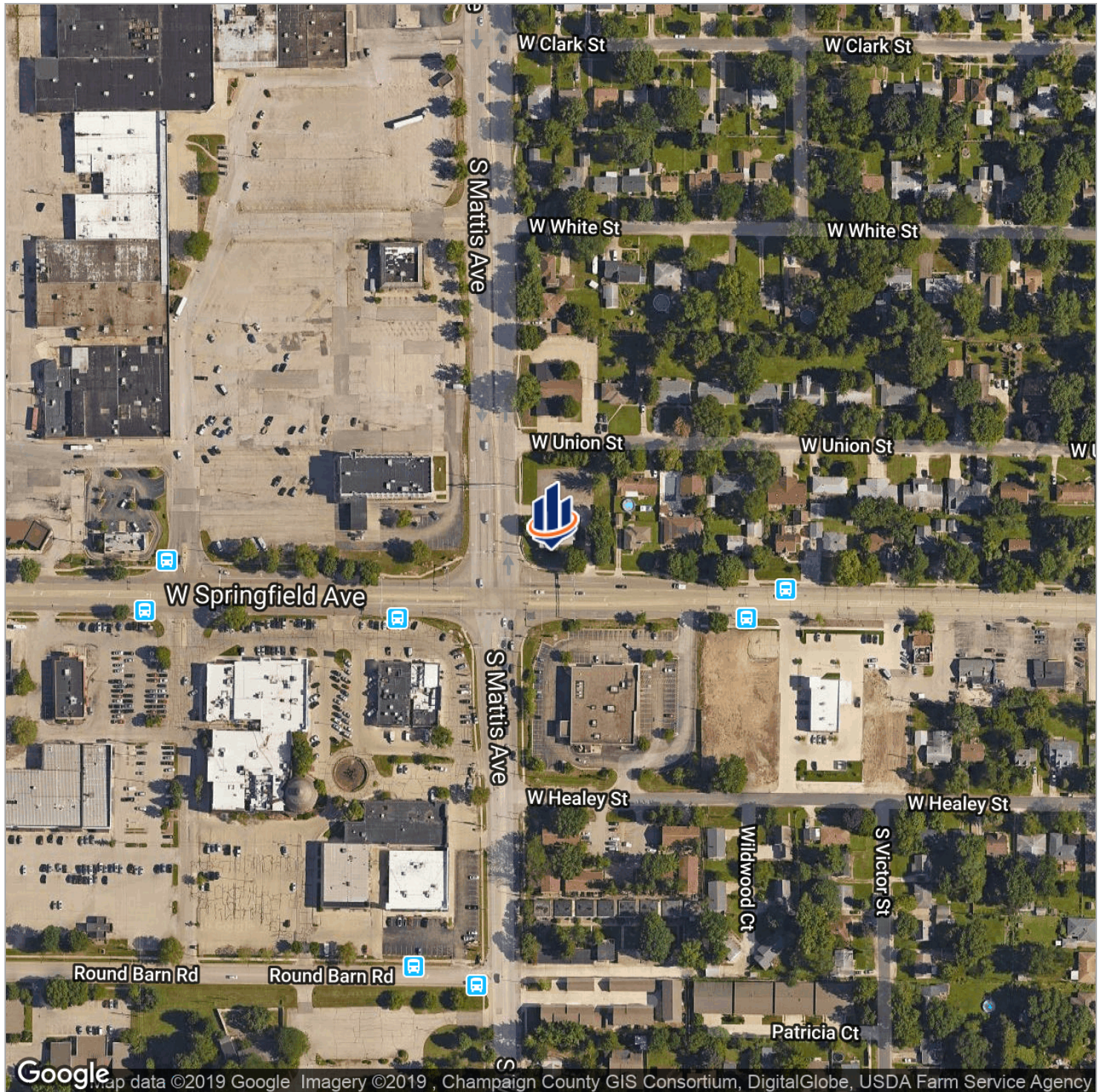
The University Library is the largest public university library in the world.

Faculty and Alumni

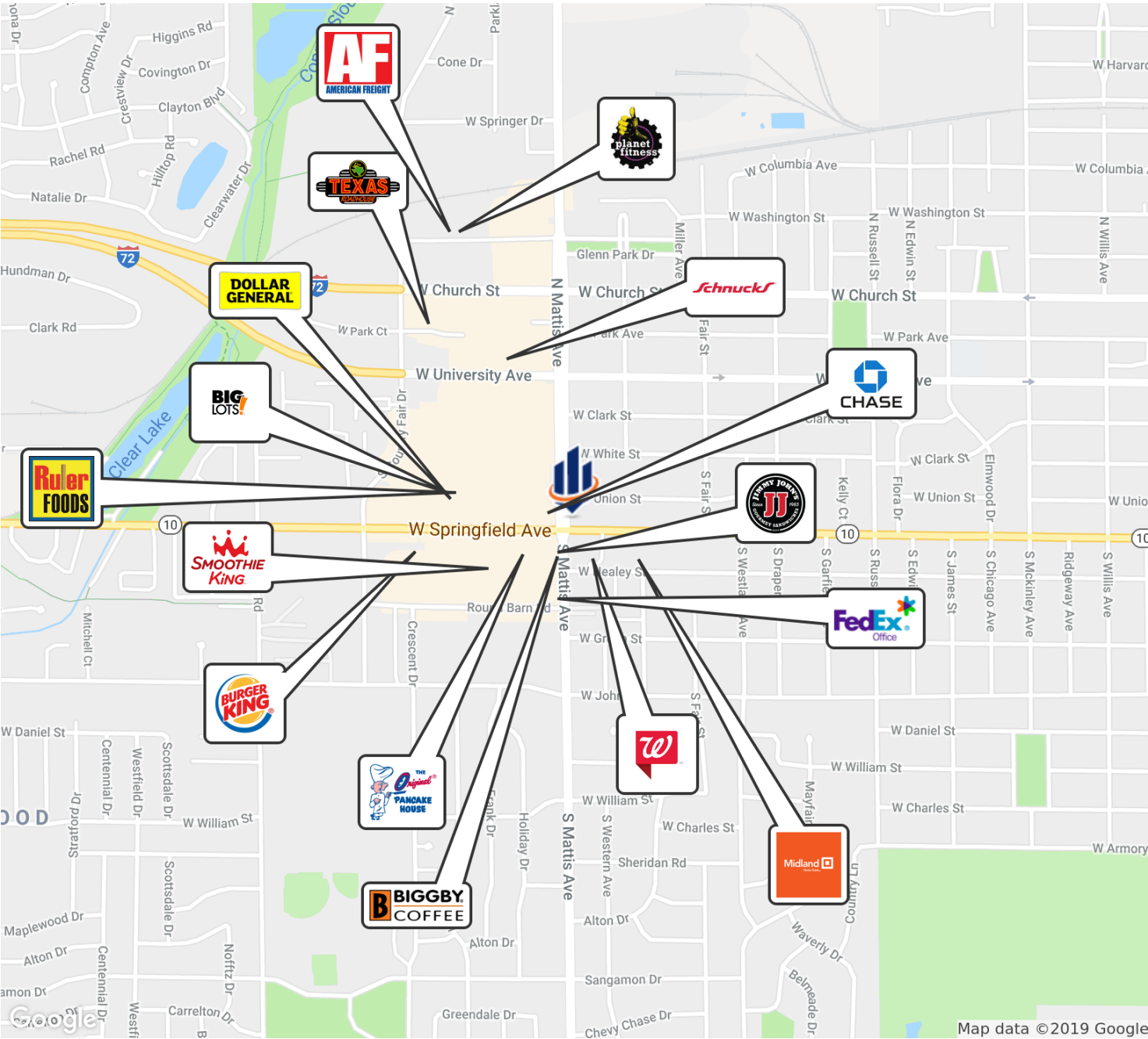
- 11 Nobel Prizes
- 7 Nobel laureates
- 16 Pulitzer Prizes
- 10 National Medals of Science
- More than 70 faculty belong to the American Academy of Arts & Sciences, the National Academy of Sciences or the National Academy of Engineering.
- More than 60 scientists have received the National Science.
- Foundation Young Investigator Award while on the faculty.

A world leader in supercomputing design and applications, the university is home to the National Center for Supercomputing Applications (NCSA), developer of the hypermedia browser *Mosaic*, which revolutionized the use of the World Wide Web in the 1990s.

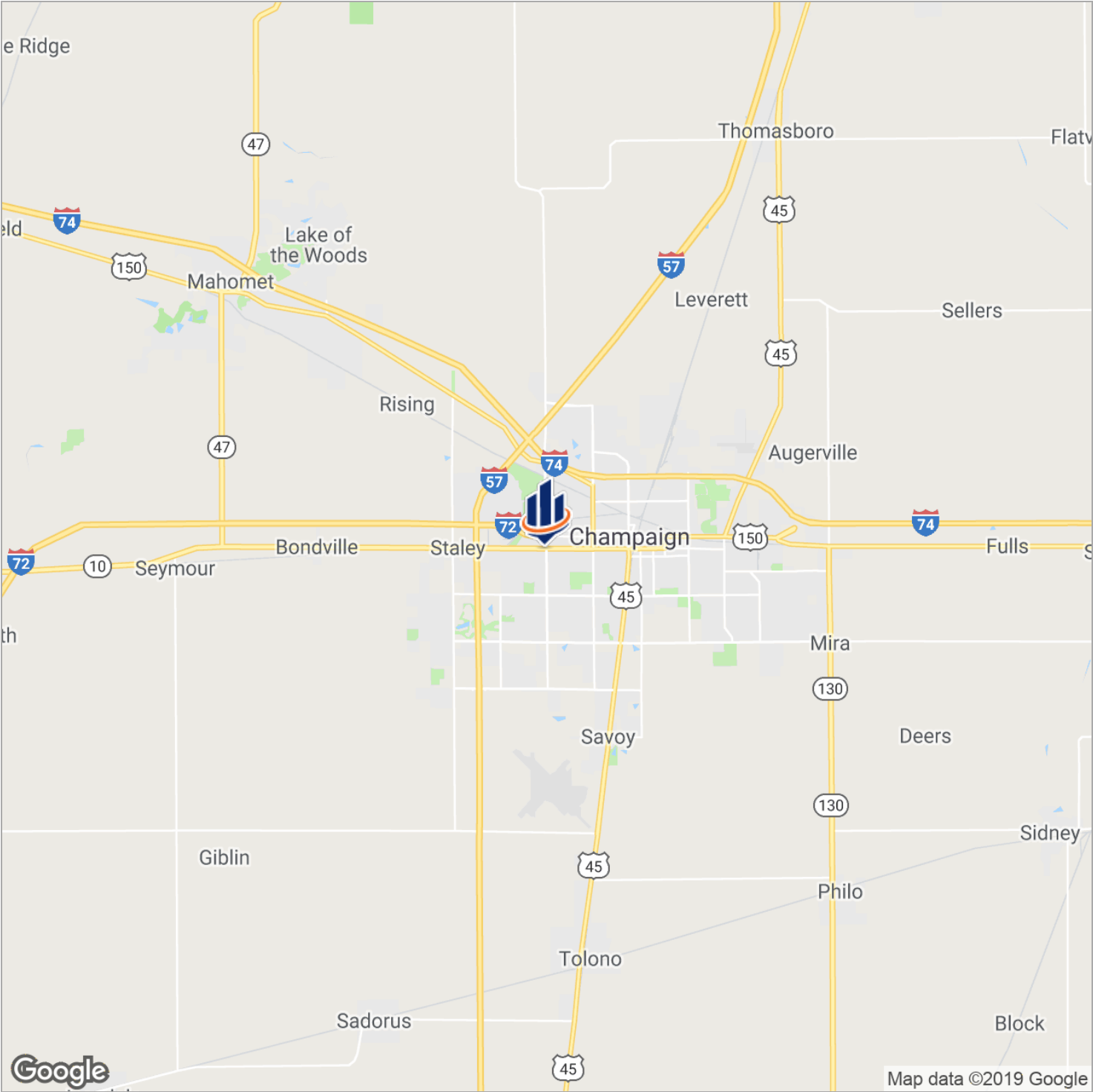
Aerial Map



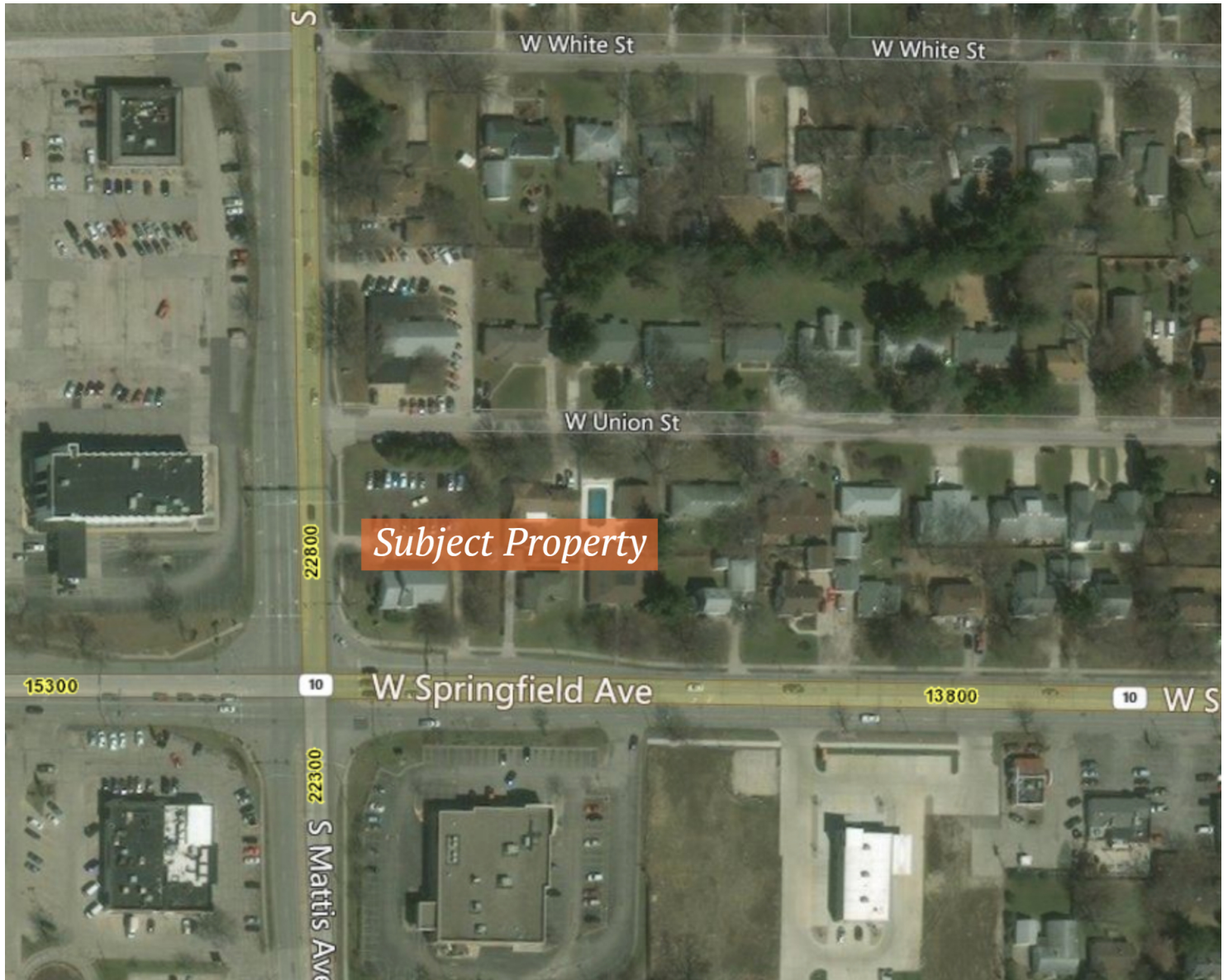
Retailer Map



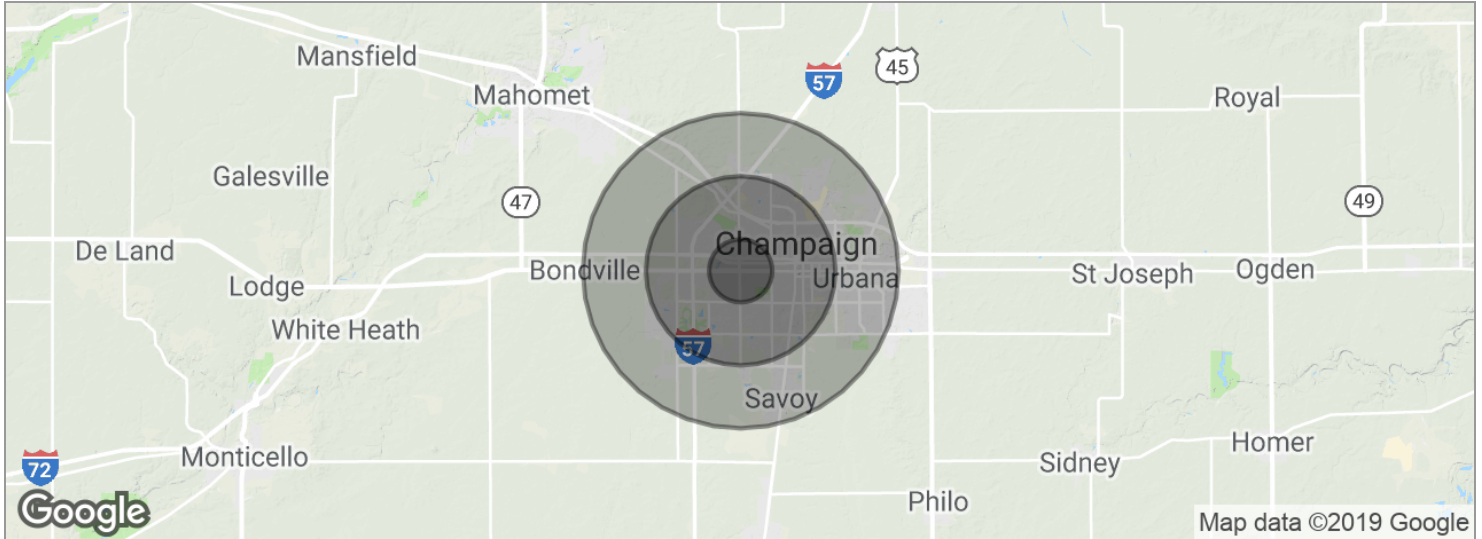
Regional Map



Traffic Count



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,730	83,267	148,102
Median age	34.8	31.6	29.1
Median age [Male]	34.4	30.9	28.6
Median age [Female]	35.1	32.6	29.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,434	35,157	55,401
# of persons per HH	2.2	2.4	2.7
Average HH income	\$56,439	\$56,822	\$57,082
Average house value	\$104,767	\$158,787	\$173,294

* Demographic data derived from 2010 US Census

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.