



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

11,070 | 93,927 | 142,573



### Daytime Population

8,124 | 78,310 | 109,790



### Median Household Income

\$76,681 | \$58,469 | \$73,799



## FOR SALE OR LEASE

1502 North Prospect Avenue | Champaign, Illinois 61820

2,600 SF on 0.48 Acre | Call for Details

### PROPERTY DETAILS

Freestanding restaurant with drive-thru

Located at the highly trafficked intersection of  
Prospect Avenue (20,800 VPD) & Bloomington Road (13,300 VPD)

Existing restaurant FF&E available

Pole sign available

Ample parking

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



**UPDATED 06/20/2022**

**PACE PROPERTIES CHAMPAIGN, ILLINOIS**

**Google**

**Map data ©2022 Google**



This aerial photograph shows a commercial district with numerous retail and service establishments. Key locations and their associated traffic volume data (VPD) are as follows:

- BLOOMINGTON RD**: 13,300 VPD
- PROSPECT AVE**: 20,800 VPD
- Interstate 74**: 41,900 VPD

Identified businesses and landmarks include:

- Walmart**
- Target**
- Menards**
- Lowes**
- Meijer**
- Best Buy**
- Five Guys**
- Popeyes**
- McDonald's**
- Circle K**
- Walgreens**
- Home Depot**
- Sam's Club**
- Rural King**
- Alldi**
- Ultra**
- Centex**
- Club Cal**
- Carpet One**
- Site** (indicated by a red arrow pointing to a building with a red roof)

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