

RURAL KING CO-TENANT & OUTLOT OPPORTUNITIES

Champaign, Illinois



HIGHLIGHTS

- Join Rural King, Sam's Club, Staples, PetSmart, Chipotle, Five Guys, and more
- Located off Interstate 74 with excellent highway visibility
- Trade area of over 275,000 people with average incomes over \$78,000
- Large employment base with over 80,000 employees within 5-mile radius
- Nearby University of Illinois enrolls over 33,600 students
- Highway-visible pylon signage available
- **AVAILABLE:**
 - Up to 25,000 SF
 - Up to 3.0 AC outlot on southeast portion of property

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2027 Projection	142,833	183,117	217,132	235,377	283,079
2022 Estimate	138,481	176,842	210,833	229,172	277,233
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2022 Average	\$71,746	\$77,764	\$78,351	\$78,711	\$78,110
2022 Median	\$48,836	\$54,173	\$55,836	\$57,030	\$57,429
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2022 Employees	80,830	86,611	94,058	98,312	111,446

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
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CLEVELAND, OH 44124

COLUMBUS

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COLUMBUS, OHIO 43215

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in conjunction with State of Illinois licensed broker

KYLE OGDEN

Cojak Land Services, LLC



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