

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

Country Fair Shopping Center

101 – 301 S. Mattis Ave
1910 – 2004 W. Springfield Ave.
230 – 250 Country Fair Dr.
Champaign, IL 61821

AJ Thoma III, CCIM, SIOR
217-403-3425
ajt@cbcdr.com

Zach Wetherell, CCIM
217-403-3374
zw@cbcdr.com



Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

Confidentiality and Restricted Use Agreement

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Country Fair Shopping Center Investment Sale



Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale Country Fair Shopping Center. Country Fair Shopping Center was originally built from 1958 – 1960 and was originally anchored by Goldblatt's Department Store and was East Central Illinois' first open air shopping malls. Country Fair currently consists of over 300,000 sf of building spread over 36 acres in the heart of Champaign IL. This is the first time in over 30 years the property has been offered for sale. Included in this package there are 3 separate buildings. 101 – 301 S. Mattis is a 211,780 SF building housing Sol Beauty, Talecris Plasma, Dollar Tree, and Karen's Closet to name a few. 1910 – 2004 W. Springfield is a 65,970 SF building housing Big Lots, Kroger (Ruler Foods), and Dollar General. 230 – 250 Country Fair Dr. is a 14,891 SF building housing local TV station WICD. Currently there are 3 ground leases in the outlots consisting of Thorntons Gas/Convenience Store, Chase Bank, First Federal ATM, and Taco Bell. There are up to 5 other potential outlots that could be ground leased or sold off to potential users.

For Full Financials please sign and return NDA.

OVERVIEW

Address(s): 101 – 301 S. Mattis Ave
1910 – 2004 W. Springfield Ave.
230 – 250 Country Fair Dr.

Sale Price	Negotiable
------------	-------------------

NOI (2021):	\$934,396.42
-------------	---------------------

Total SF:	304,910 SF
-----------	------------

Land Size:	36.26 Acres
------------	-------------

Tax Pins	41-20-10-476-022 41-20-10-476-008 41-20-10-476-009 41-20-10-476-006 41-20-10-476-016* 41-20-10-476-018* 41-20-10-476-020* 41-20-10-476-021* 41-20-10-452-004
----------	--

Year Built	1958 – 1960- Main Buildings 1998- Taco Bell 2010- Thornton's 2021- Chase Bank
------------	--

RE Taxes	\$219,592.72
----------	--------------

Zoning	CG- Commercial General
--------	------------------------

*Land Leased – Tenant Pays All Expenses

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

PROPERTY HIGHLIGHTS

- High Visibility and Traffic Counts
- Central Location
- Great Interstate Access
- Large Parking Lot (2,000 Spaces)
- Variety of Unit Sizes to Choose From
- On-Site Maintenance
- Additional Land for Development

LOCATION DISCRPTION

Country Fair Shopping Center host over 300,000 SF of retail space (2,000 Parking spots) on a prime 36 Acre site in West Champaign at the Northwest Corner of Springfield Ave. (IL Rt. 10) and Mattis Ave. This corner boasts traffic counts of 14,600 VPD on Springfield and 23,000 VPD on Mattis which are among the highest in Champaign-Urbana. The immediate area is dominated with retail on all four corners including Round Barn Shopping Center (160,200 SF), Union Square (11,538 SF), and Walgreens on southeast corner. Area retailers include: Ruler Foods, Big Lots, Walgreens, Chase Bank, Starbucks, OSF Urgo, Dollar Tree, Dollar General, Dunkin Donuts, Jimmy John's, Arby's, Taco Bell, OHOP, Kinkos, and many more local, regional, and national retailers.

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	90,403	132,648	164,389
2021 Population	95,960	140,453	174,587
2026 Population (Projected)	99,433	145,061	180,766
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	36,286	53,879	66,372
2021 Households	39,075	57,743	71,343
2026 Households (Projected)	40,751	60,000	74,263
INCOME	3-MILES	5-MILES	10-MILES
2021 Median HH Income	\$49,740	\$51,431	\$56,087
2021 Avg. HH Income	\$76,418	\$80,709	\$86,098
2021 Per Capita Income	\$31,724	\$33,610	\$35,591

Country Fair Shopping Center Investment Sale



Tenant Mix

CHASE 

Talecris
BIOTHERAPEUTICS


**TACO
BELL**

THORNTONS

Ruler
FOODS By Kroger

**DOLLAR
GENERAL®**


DOLLAR TREE®

 **Holt**
SUPPLY *When Quality Matters.™*

 Karen's Closet

**BIG
LOTS!** 



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale

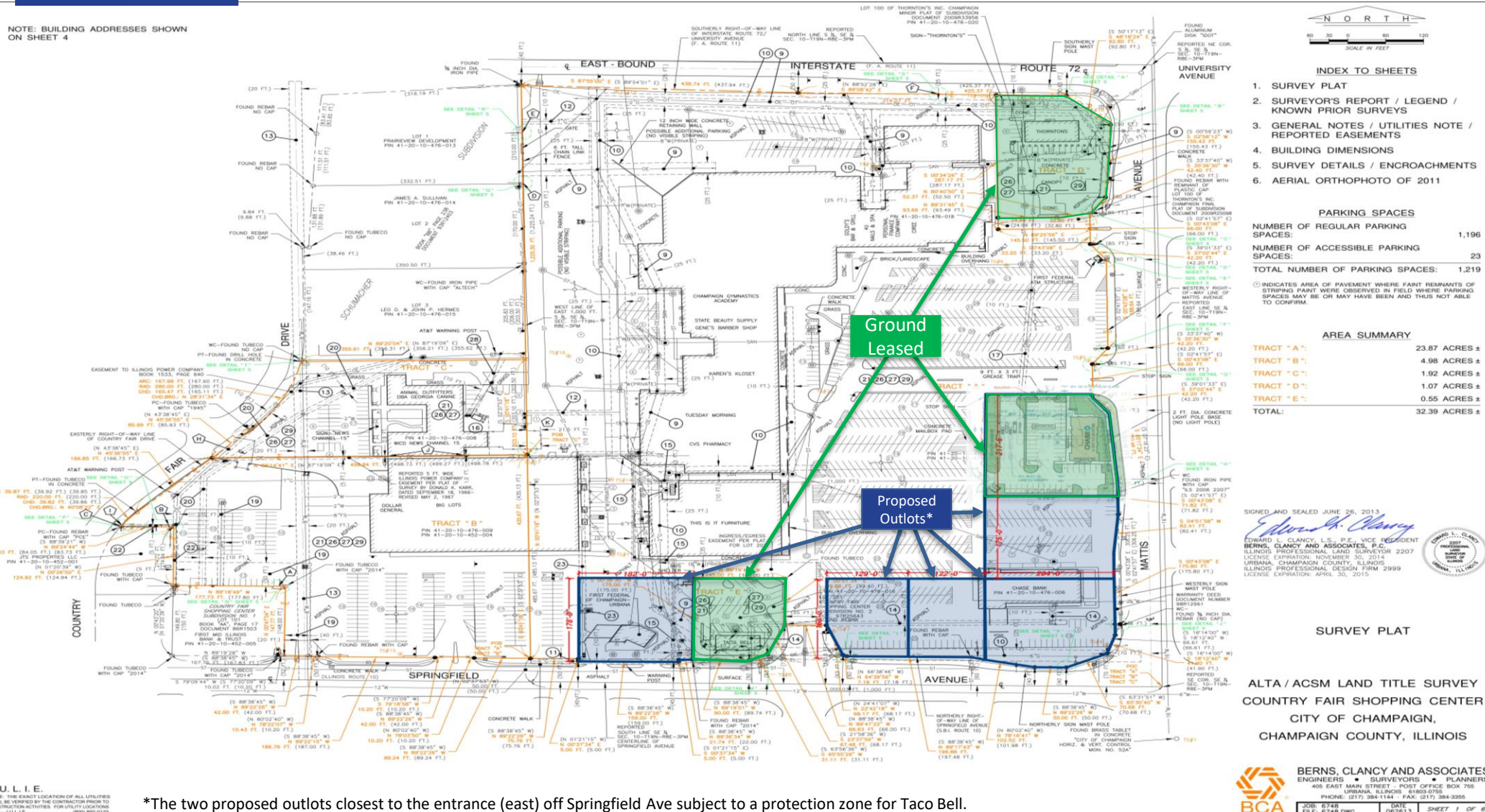


**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

POTENTIAL OUTLOTS

NOTE: BUILDING ADDRESSES SHOWN
ON SHEET 4



*The two proposed outlots closest to the entrance (east) off Springfield Ave subject to a protection zone for Taco Bell.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY



but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY



S. MATTIS AVENUE

W. SPRINGFIELD AVENUE



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

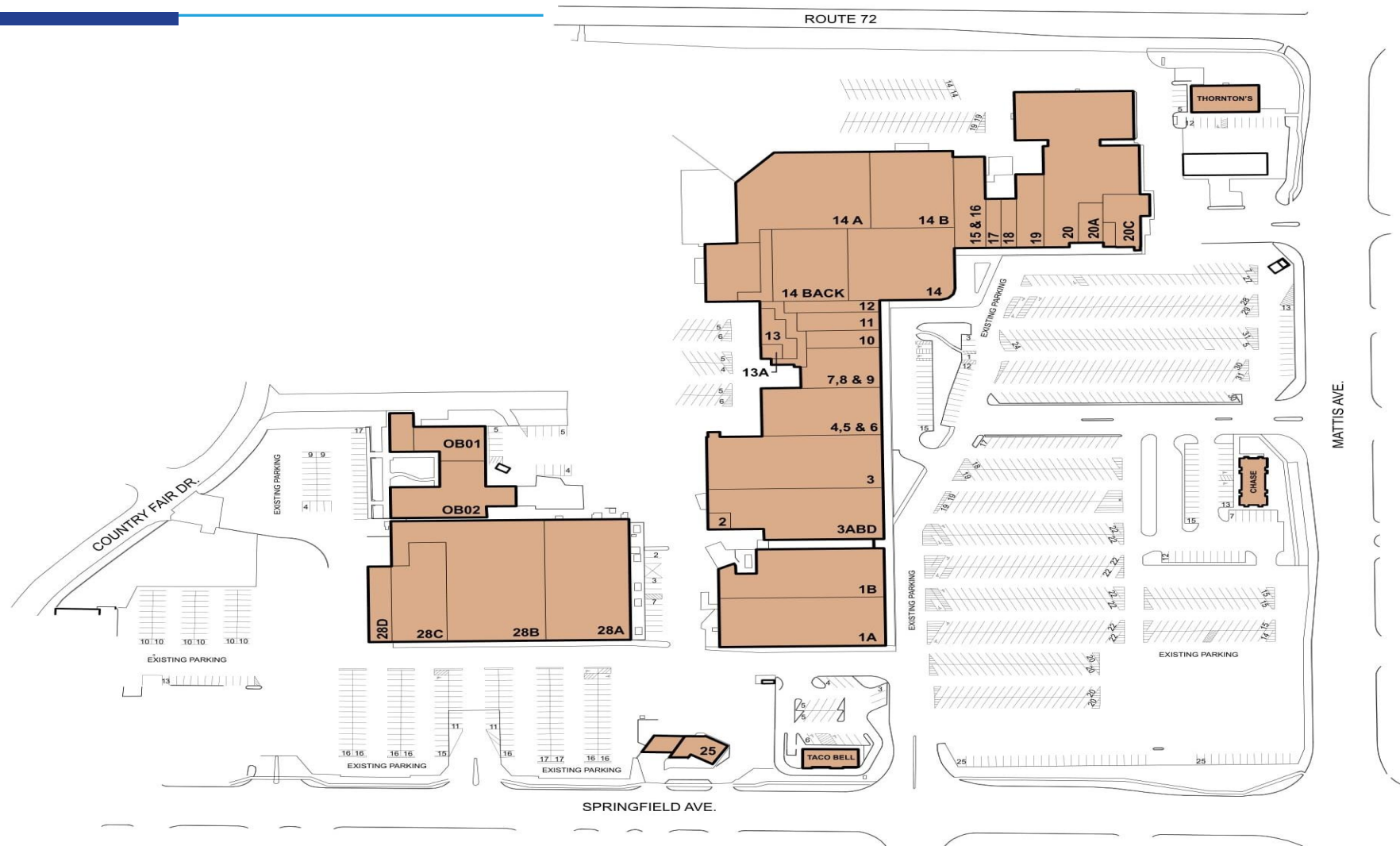
COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



DEVONSHIRE REALTY

SITE PLAN



COUNTRY FAIR SHOPPING CENTER

CHAMPAIGN, IL



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

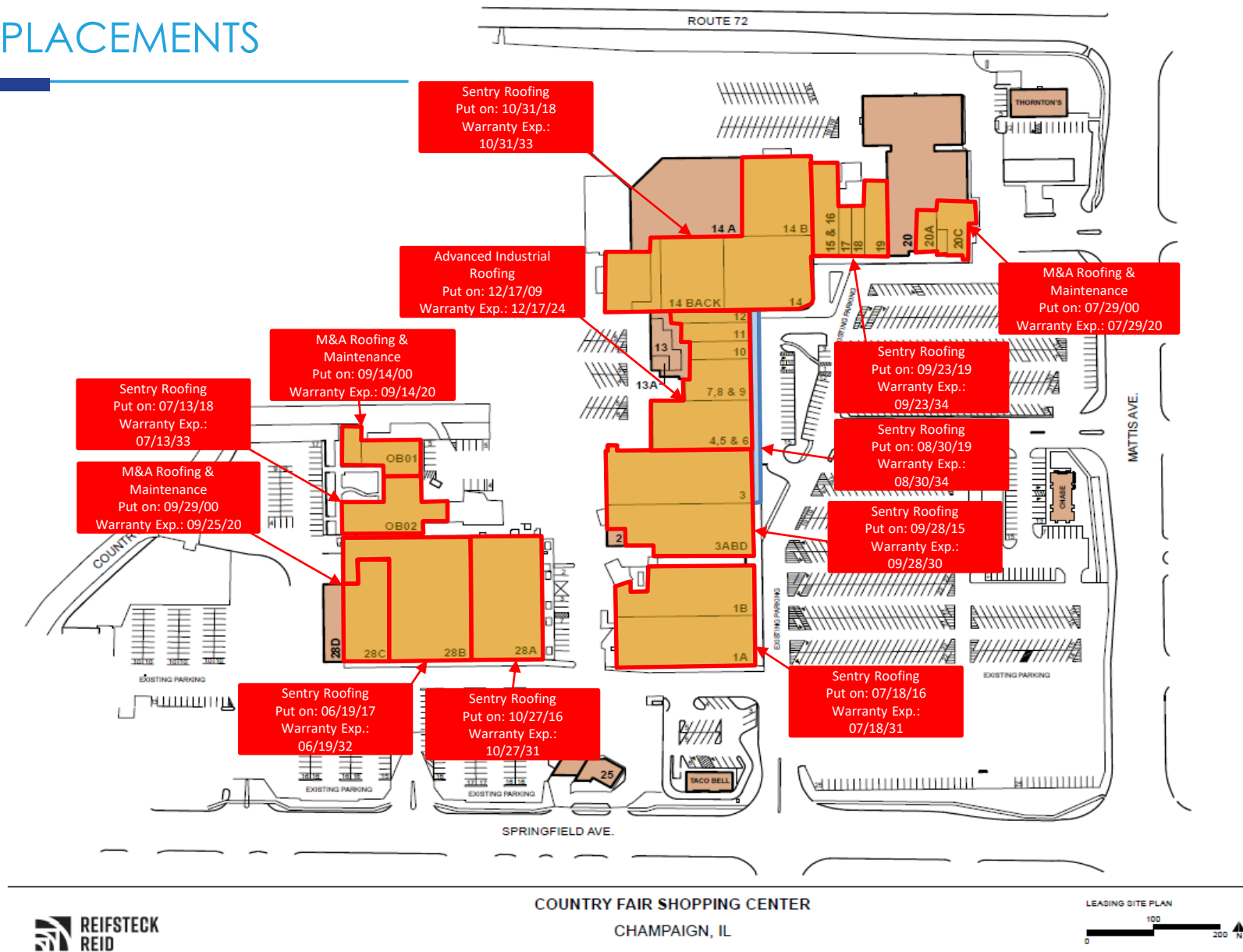
COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



DEVONSHIRE REALTY

ROOF REPLACEMENTS



COUNTRY FAIR SHOPPING CENTER
CHAMPAIGN, IL



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Country Fair Shopping Center Investment Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

CONTACT INFORMATION



DEVONSHIRE REALTY

AJ Thoma III, CCIM, SIOR
Senior Vice President,
Commercial Brokerage
217-403-3425
ajt@cbcdr.com

Zach Wetherell, CCIM
Vice President,
Commercial Brokerage
217-403-3374
zw@cbcdr.com

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. | 11th Floor
Champaign, IL 61820
217.352.7712



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712