

RETAIL
OFFICE

FOR LEASE

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

MIDTOWN PLAZA

302 & 310 S. First St.,

Champaign, IL 61820



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OVERVIEW

PROPERTY DESCRIPTION

Midtown Plaza consists of two 5-story mixed use buildings with first floor retail/office space and 104 residential apartments on floors 2-5, which are connected by a public plaza adjacent to the Boneyard Second Street Basin. The building provides a variety of convenient parking options: 33 on-site surface parking spaces for clients/customers, surface parking and street parking west of First street, and underground building parking for tenants at a monthly fee.

The total retail/office space in the north building is 15,735 SF and the south building is 12,360 SF. Remaining availability in the building is as follows: 1,123 SF on the south cap of the south building, 7,865 SF (divisible) on the north cap of the south building and 8,134 SF (divisible) on the south end of the north building. The space will be delivered to a tenant as a dark shell with the following improvements: plumbing roughed in for a restroom, 200 amp service, concrete floor, HVAC unit sized for standard office/retail use (does not include ductwork), demising wall taped, mudded, and ready for paint.

AREA DESCRIPTION

This new development is ideally located along south First Street in Midtown, which serves as a gateway between Campustown at the University of Illinois Urbana-Champaign and downtown Champaign. This development is in close proximity to the proposed \$250 million development known as The Yards, which could add a U of I sports arena, hotel, restaurants, retail, apartments and convention center to the area. The property sits on the west side of the Boneyard Second Street Basin, which provides a beautiful setting/views of the Boneyard water way and walking trails.

PROPERTY INFORMATION

Lease Price	\$16.00 - \$18.00 / SF / NNN
Available For Lease	1,123 – 8,143 SF
Building Size	North Building: 15,735 SF South Building: 12,360 SF
Parking	33 Surface On-Site / Parking Garage / Additional Off-Site (See “Parking”)
Zoning	CB1 – Central Business Urban Fringe



AERIAL

DOWNTOWN



E. UNIVERSITY AVE. - 20,400 AADT



Manzella's
Italian Patio

THE YARDS
(PROPOSED)

Fiesta Cafe

FLYING
MACHINE
AVIDICS

MIDTOWN
PLAZA

SZECHUAN
CHINA



E. SPRINGFIELD AVE. - 16,400 AADT



51,196
STUDENTS

651
BUILDINGS

10,977
FACULTY & STAFF

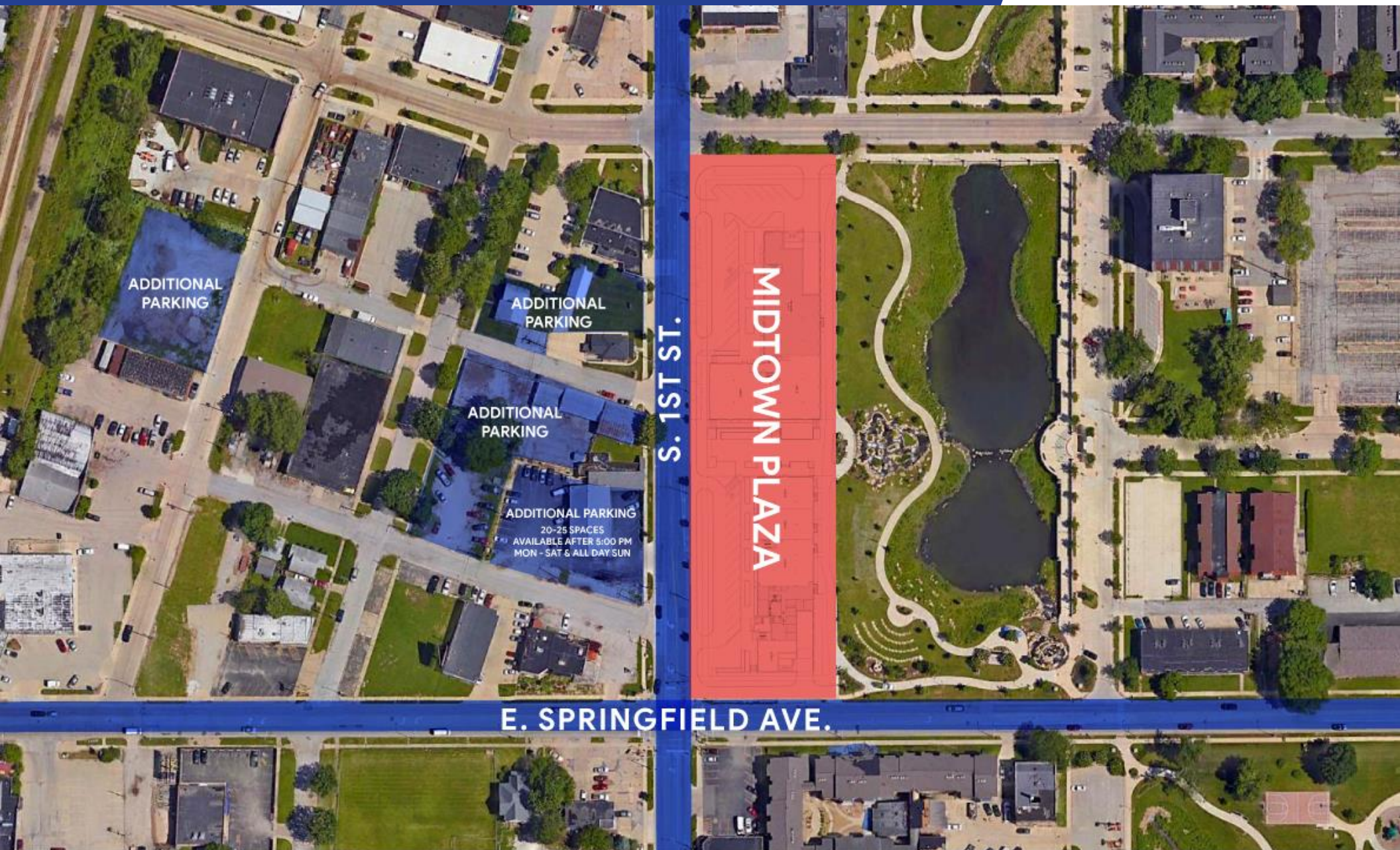
6,370
ACRES



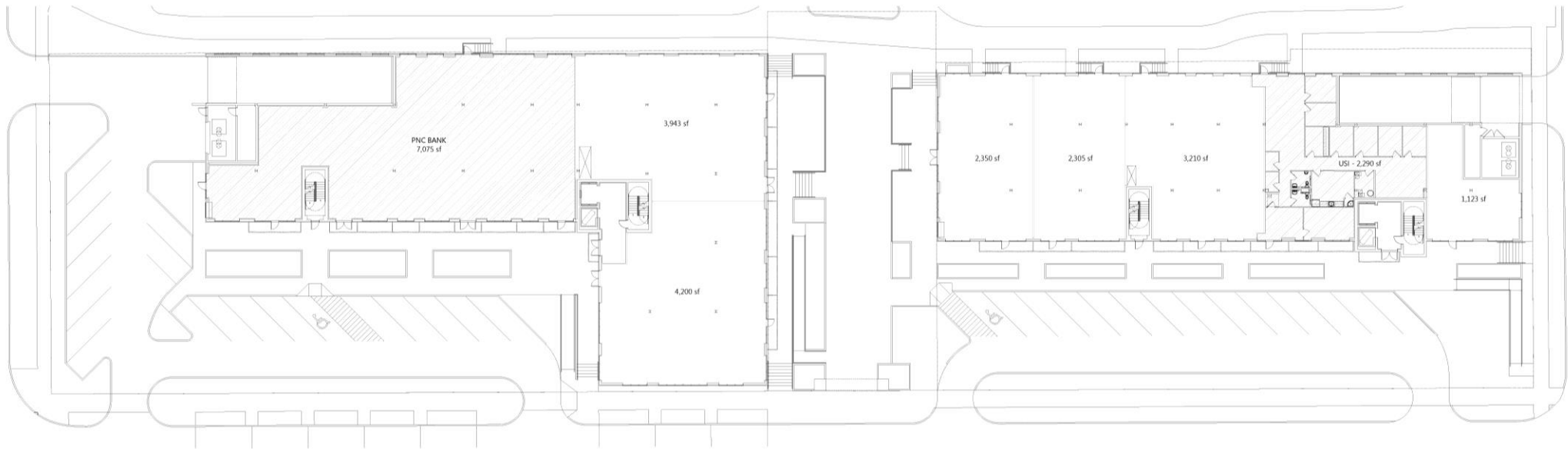
CAMPUSTOWN

E. GREEN ST. - 9,000 AADT

PARKING OPTIONS

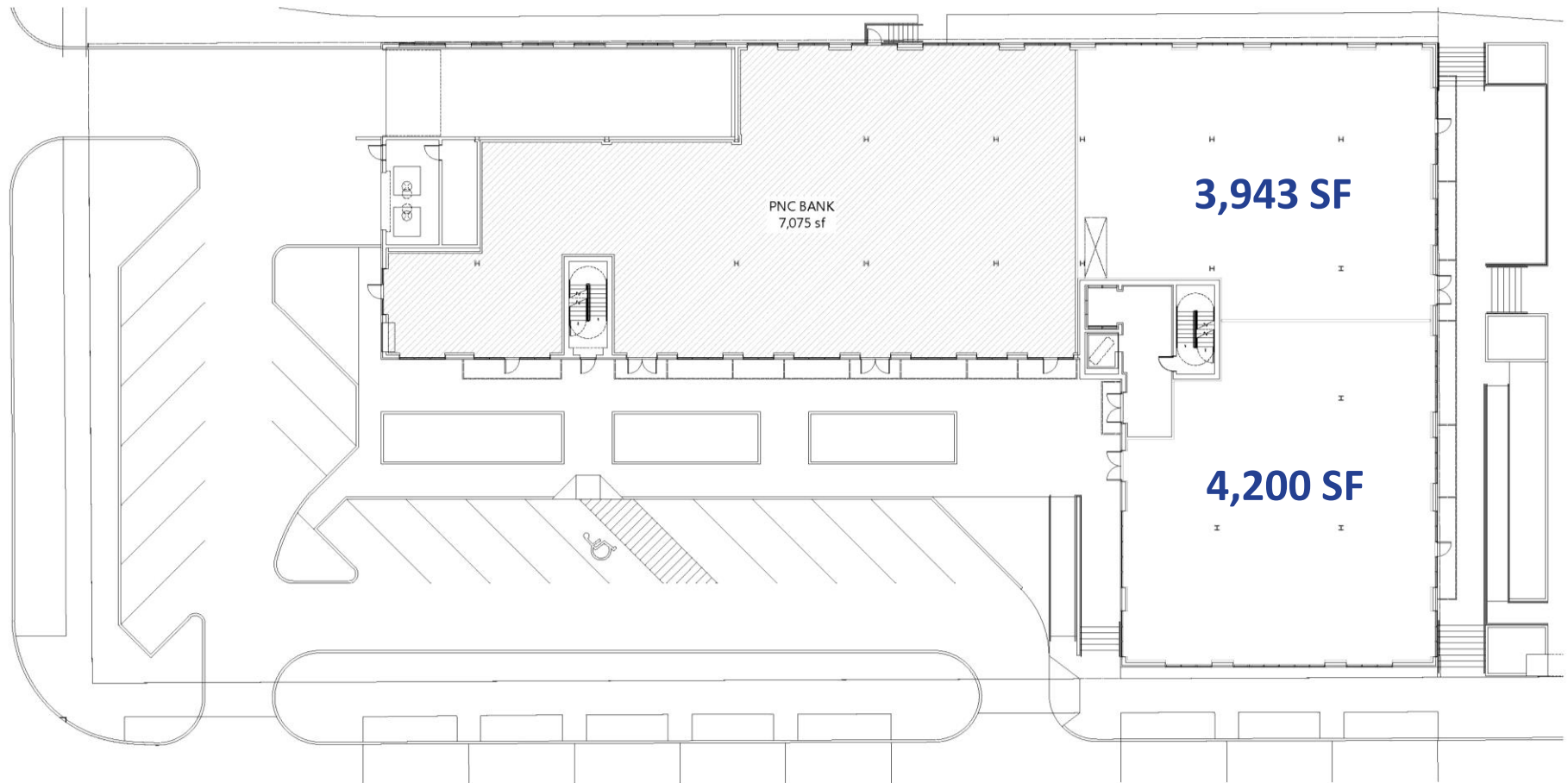


SITE PLAN



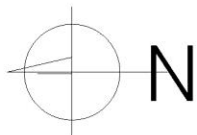
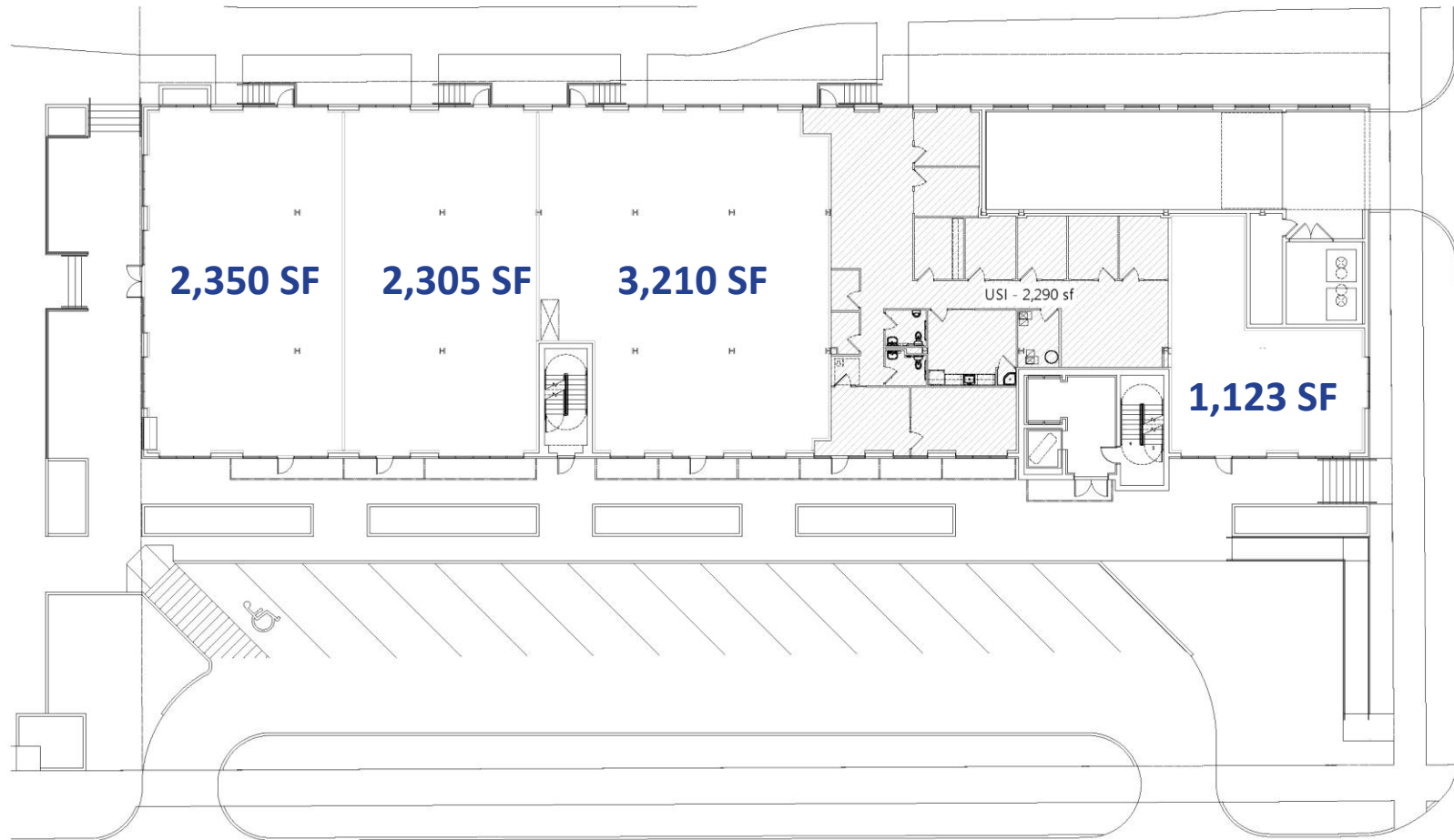
N GROUND LEVEL

NORTH BUILDING



 N **GROUND LEVEL**

SOUTH BUILDING



GROUND LEVEL

RESTAURANT & PATIO TEST-FIT



DEMOGRAPHICS

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	33,770	107,391	142,228
2019 Population	36,145	112,424	149,893
2024 Population (Projected)	37,883	115,635	154,766

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2019 Households	12,761	46,035	61,474
2024 Households (Projected)	13,643	47,824	64,169

INCOME	1-MILES	3-MILES	5-MILES
2019 Per Capita Income	\$14,138	\$26,078	\$25,208
2019 Median HH Income	\$18,569	\$36,978	\$46,184
2019 Avg. HH Income	\$33,519	\$59,299	\$71,942

TOTAL RETAIL DEMAND	1-MILES	3-MILES	5-MILES
Total Retail Demand	\$300,071,347	\$1,613,540,563	\$2,482,320,543



CONTACT & HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Gateway between Campustown and Downtown Champaign
- High-End Construction
- Fantastic Setting Adjacent to Boneyard 2nd Street Basin
- Ample Parking Options
- Proximity to Proposed \$250 million development (The Yards)