



## FOR SALE

1605 N. Cunningham Avenue  
Urbana, IL 61802



### PROPERTY HIGHLIGHTS

This is a vacant building close to I-74. There are several operating and closed stations within the same block. Great place for retail space as it is in the center of the block and across from 45. This has convenient access to the U of I, Carle, and OSF hospitals. Excellent floor plan for many retail users with plenty of onsite parking.

<b>BUILDING SF</b>	3,699	<b>SIGNAGE TYPE</b>	4X8 Double Sided
<b>LAND SF</b>	27,800.56	<b>1-MILE (POP.)</b>	209,869
<b>YEAR BUILT</b>	2002	<b>3-MILE (POP.)</b>	209,869
<b>PARKING</b>	9 Spaces	<b>MED. INCOME</b>	\$35,820
<b>TRAFFIC COUNTS</b>	20,600 VPD	<b>SPACE USE</b>	Retail



#### JEFF SCHEIDEGGER

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### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	91-21-04-351-021
<b>2020 RE TAXES</b>	25,802.98
<b>ZONING</b>	B-3



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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