

# Champaign Commons

109 N. MATTIS AVENUE | CHAMPAIGN, IL 61821



## Property Description

Champaign Commons is a well-maintained shopping center anchored by Schnucks. Located at the busy signalized intersection of Mattis Avenue and Church Street, just east of Interstate 57 and at the end of Interstate 72, the center services the surrounding stable residential community and the University of Champaign-Urbana population of over 56,000 students.

## Property Highlights

- Spaces Available - 2 attached retail, 1 detached retail and 2 outlots
- Traffic Counts & Cross Streets - N. Mattis Ave (21,857 VPD); W. Church St. (5,185 VPD); W. Springfield Ave (13,403 VPD); Interstate 57 Southbound (20,205 VPD); Interstate 57 Northbound (19,104 VPD)

## Offering Summary

<b>Lease Rate:</b>	Undisclosed
<b>Available SF:</b>	1,300 - 99,752 SF
<b>Center Size:</b>	88,105 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,652	39,449	62,602
<b>Total Population</b>	11,225	87,798	137,909
<b>Average HH Income</b>	\$59,073	\$59,541	\$62,286

**Maddison Gobble**

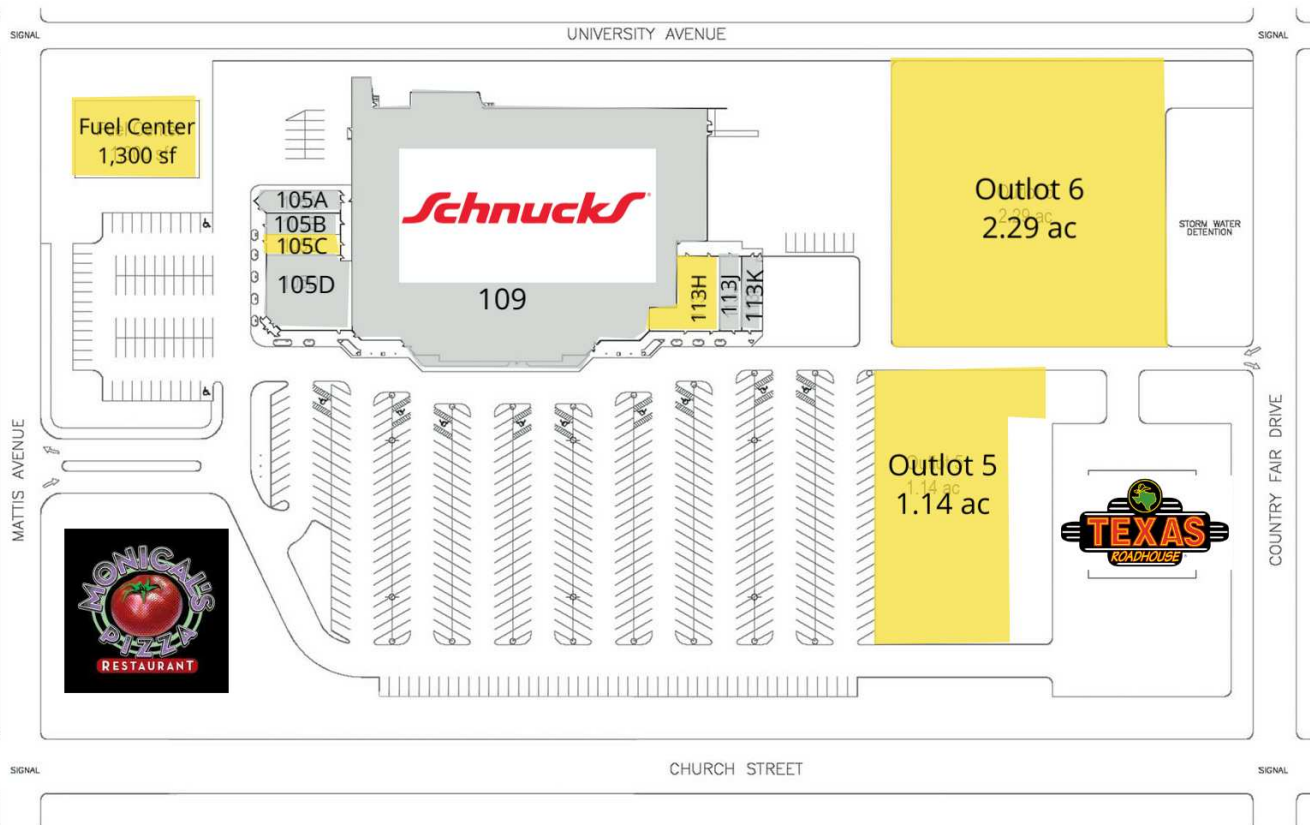
314.994.2348  
mgobble@descogroup.com

**Mark Pearl**

314.994.4050  
mpearl@descogroup.com

# Champaign Commons

109 N. MATTIS AVENUE | CHAMPAIGN, IL 61821



Suite	Tenant	Size
105A	H&R Block	1,440 SF
105B	Emmas Eatery	1,400 SF
105D	Sola Salons	5,426 SF
109	Schnucks	72,326 SF
113J	Barber Academy	1,400 SF
113K	Illini Hearing	1,400 SF
105C	Available	1,384 SF
113H	Available	3,331 SF
Fuel Center	Available	1,300 SF
Lot 5	Available	1.14 Acres
Lot 6	Available	2.29 Acres

**Maddison Gobble**  
314.994.2348  
mgobble@descogroup.com

**Mark Pearl**  
314.994.4050  
mpearl@descogroup.com



# Champaign Commons

109 N. MATTIS AVENUE | CHAMPAIGN, IL 61821



**Maddison Gobble**  
314.994.2348  
mgobble@descogroup.com

**Mark Pearl**  
314.994.4050  
mpearl@descogroup.com



# Champaign Commons

109 N. MATTIS AVENUE | CHAMPAIGN, IL 61821



**Maddison Gobble**  
314.994.2348  
mgobble@descogroup.com

**Mark Pearl**  
314.994.4050  
mpearl@descogroup.com