



## DESCRIPTION

### Development Site

Property is in the heart of Champaign's Regional shopping area on Town Center Blvd. Adjacent and just east of McAlister's Deli, the property is close to Market Place Mall, Menards, GFS, Wal-Mart, Target, Slumberland, and many other retailers.

### Land Size:

- 1.66 Acre with approx. 350' of frontage on Town Center Blvd.
- Depth of the lot is from 198' to 214'
- Approximate Size: 72,310 sq. ft.

## SPECIFICATIONS

**Traffic Count:** - Town Center Blvd: 8200 cars per day  
- Neil Street: 14,400 cars per day

**Zoning:** CG (Commercial General)  
City of Champaign

**PIN:** 41-20-01-126-041

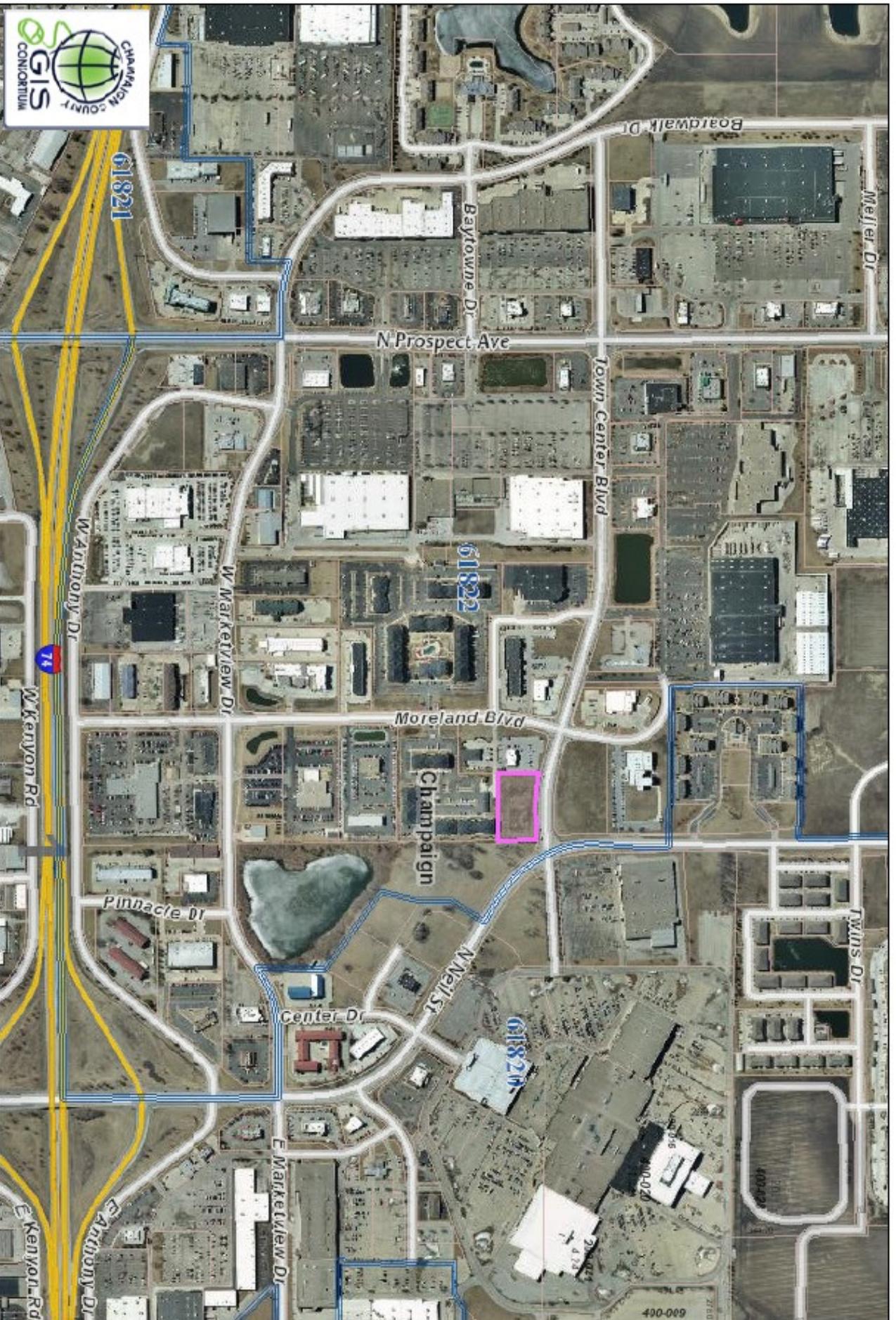
**RE Tax:** \$70.50 (2017 pay 2018)

**Price:** \$7 per sq. ft.

### MORE INFORMATION?

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Seller. Office: 511 N. Neil St., Champaign, IL 61820

# GIS Webmap Public Interface Champaign County, Illinois



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