

FOR LEASE

# 2419 VILLAGE GREEN PLACE

VILLAGE AT THE CROSSING

Champaign, IL 61822

PRESENTED BY:

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	5,200 SF
<b>AVAILABLE SF:</b>	2,800 SF
<b>ZONING:</b>	CG

## PROPERTY OVERVIEW

2,800 total square feet of office space available for lease in the Iroquois Federal Building within the highly desired Village at The Crossing in Champaign, IL. Build to Suit premium office space with potential for conference room, large private offices, breakroom, and private restrooms. The Village At The Crossing offers many ample parking for business patrons and employees, and is a popular spot due to various restaurants, Walgreens, coffee shops, etc.

## PROPERTY HIGHLIGHTS

- 2,800 SF Unfinished "Build to Suit" Space
- Separate Entries and Canopies
- Store Front Parking
- Ample Employee Parking
- Great Restaurants and Services
- Easy Access

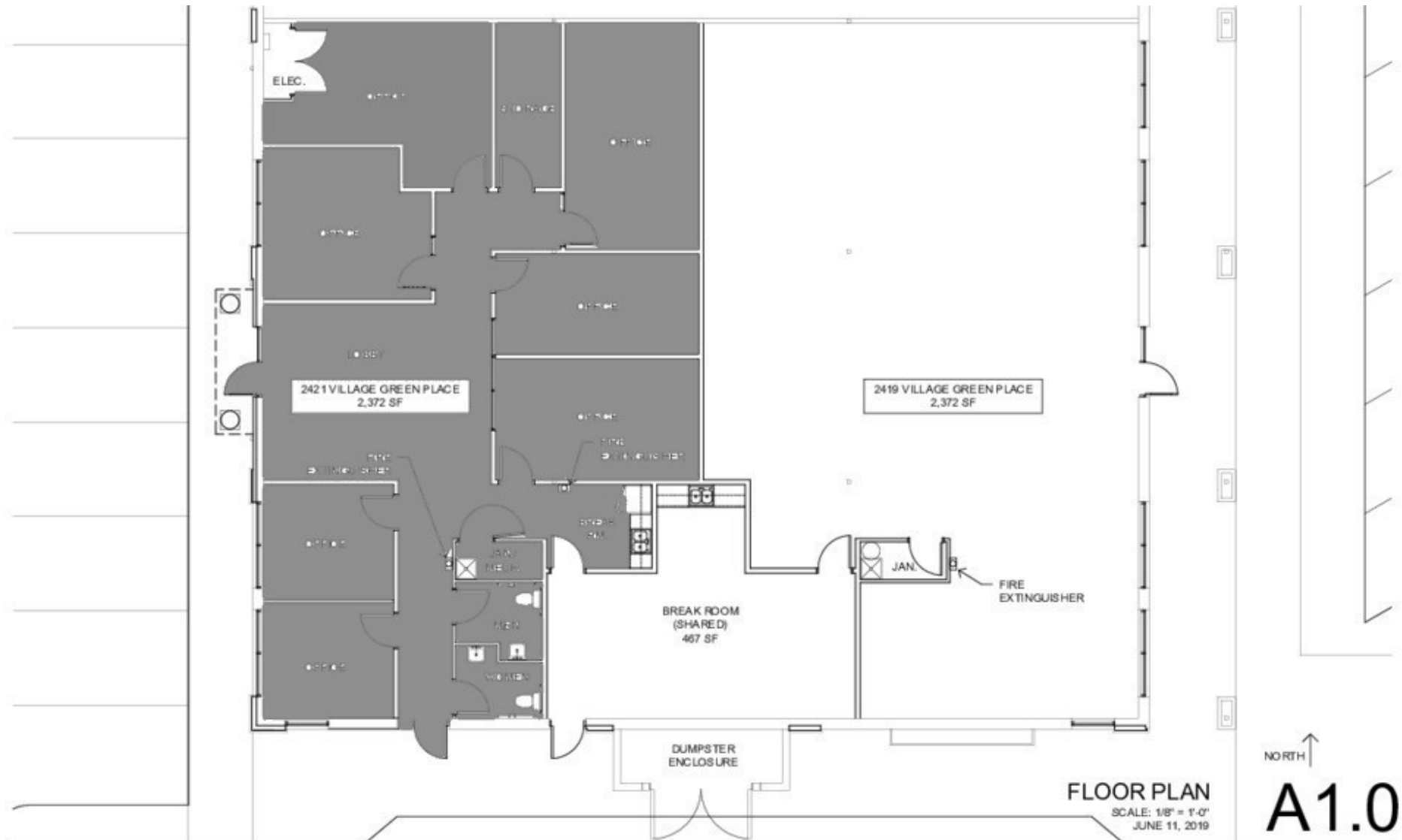
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2419 + 2421 VILLAGE GREEN PLACE  
CHAMPAIGN, ILLINOIS

**LEASE PLAN**

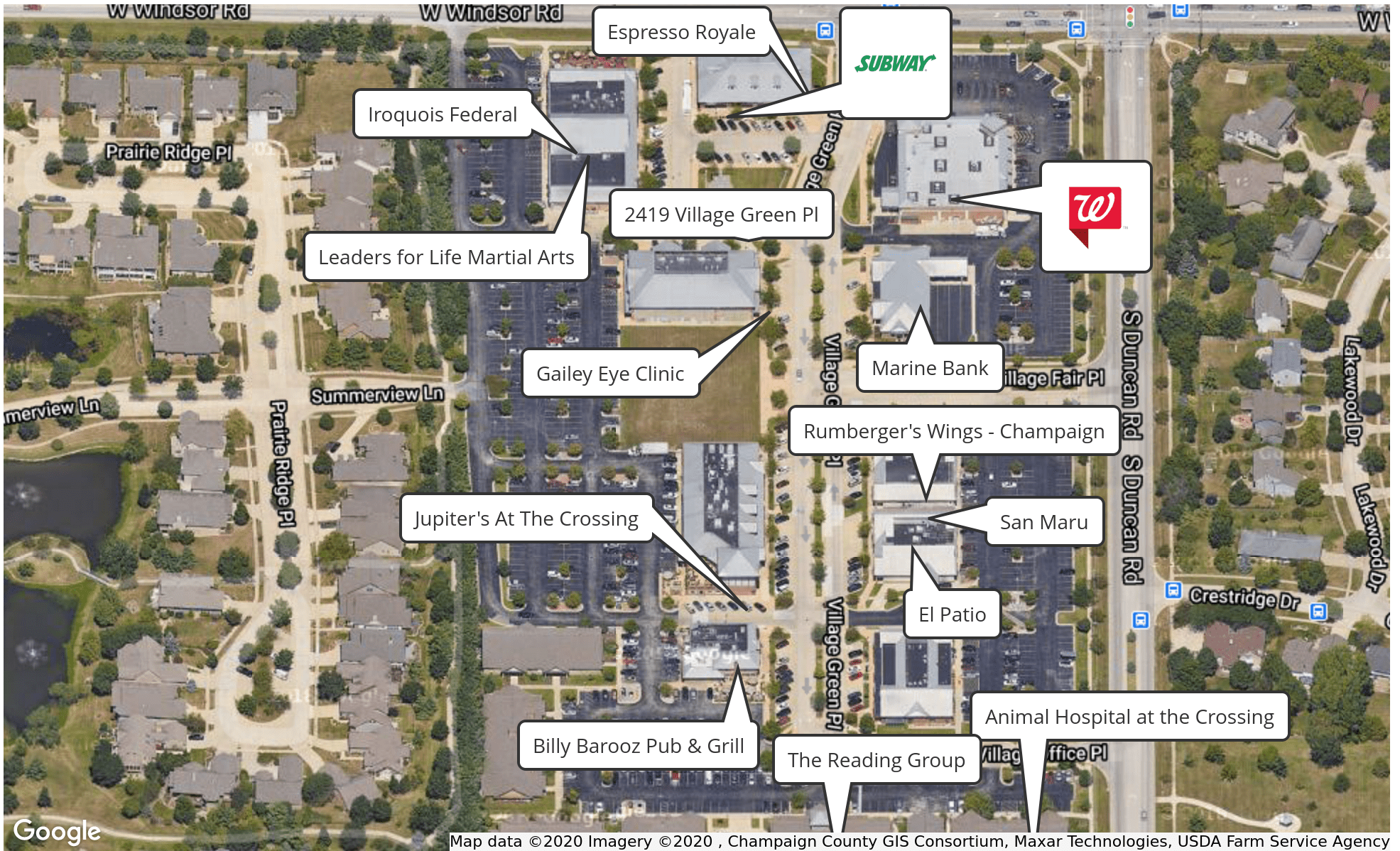
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
JUNE 11, 2019

NORTH ↑  
**A1.0**

217 S. NIEL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61820  
P 217.359.6400 E jcar@moder3.com  
L. PROF. DESIGN FIRM # 94-00887  
**MODE 3**  
ARCHITECTURE

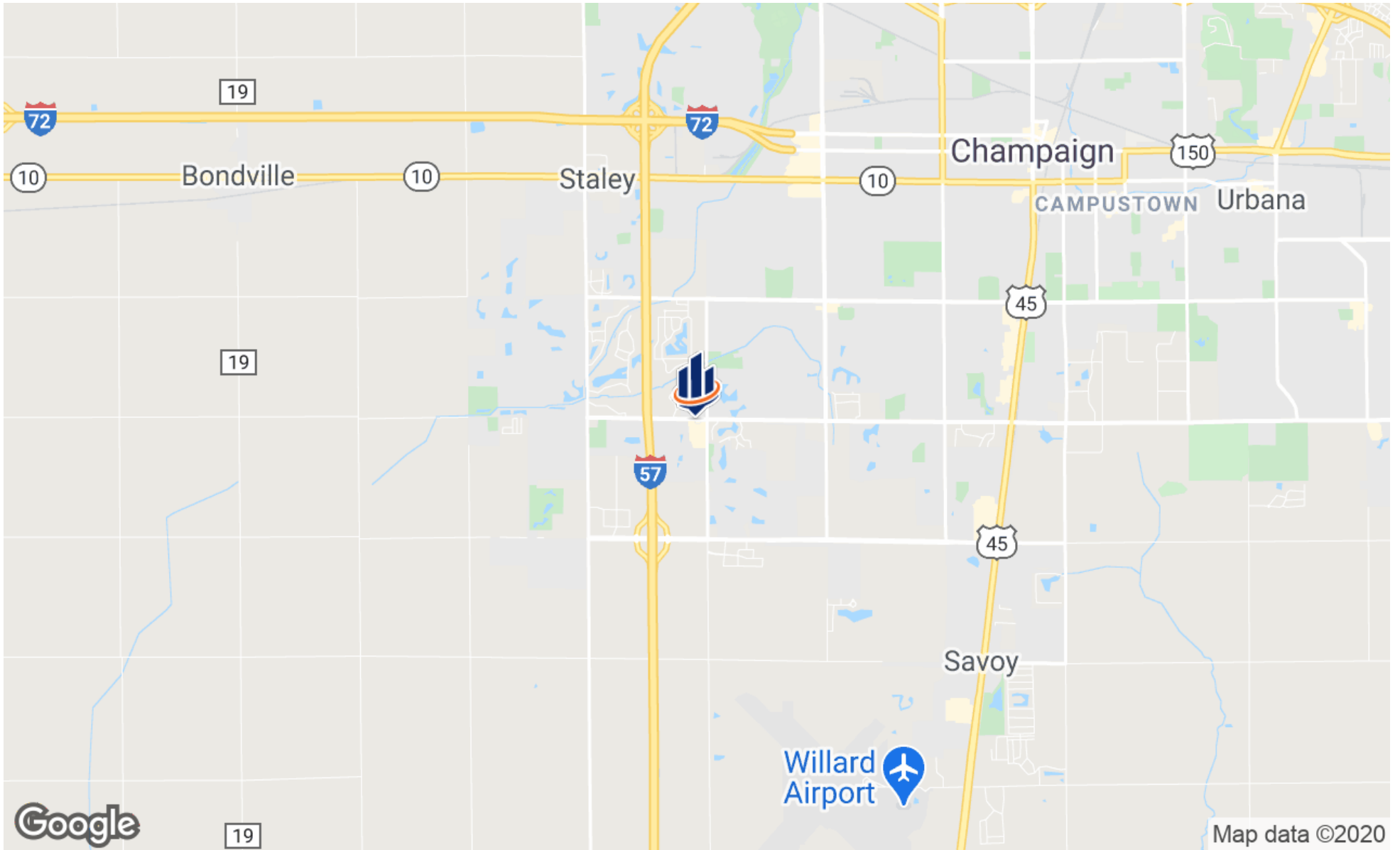
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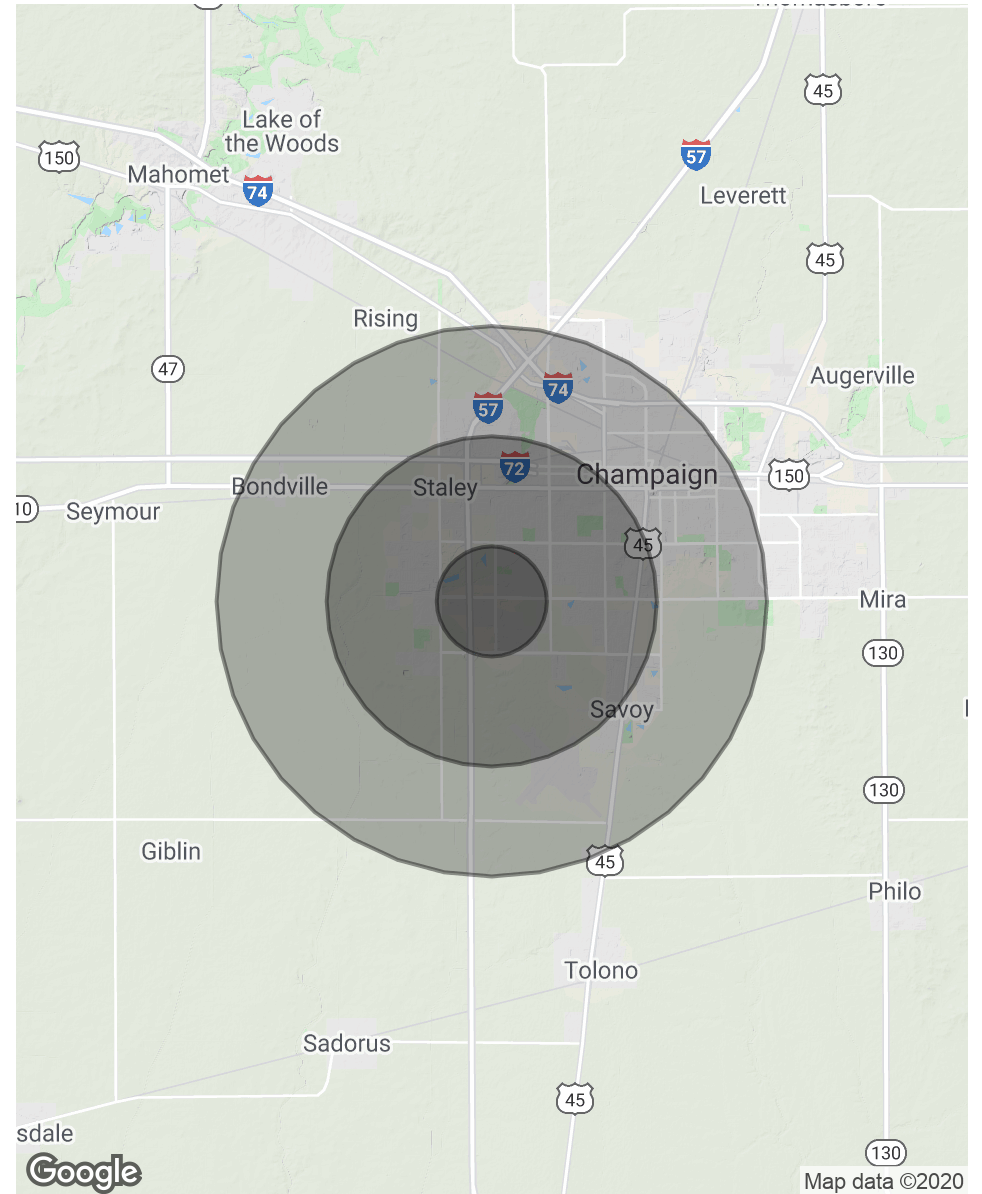
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,459	44,094	112,450
AVERAGE AGE	42.9	37.8	30.9
AVERAGE AGE (MALE)	40.6	36.6	30.3
AVERAGE AGE (FEMALE)	45.2	39.0	31.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,587	18,969	44,033
# OF PERSONS PER HH	2.5	2.3	2.6
AVERAGE HH INCOME	\$105,554	\$84,331	\$62,542
AVERAGE HOUSE VALUE	\$275,638	\$222,820	\$176,099

\* Demographic data derived from 2010 US Census



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