



2602 N MATTIS AVE

CHAMPAIGN, IL 61822

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Property Summary



OFFERING SUMMARY

Lease Rate: \$1,000.00 per month (Gross)
Building Size: 2,000 SF

PROPERTY OVERVIEW

1000 SF flex space that can be built out to meet your needs. Currently divided into multiple offices with restroom. This space is part of a multi tenant building and is the portion closest to Mattis Ave. Easy interstate access and close proximity to restaurants, shopping and services.

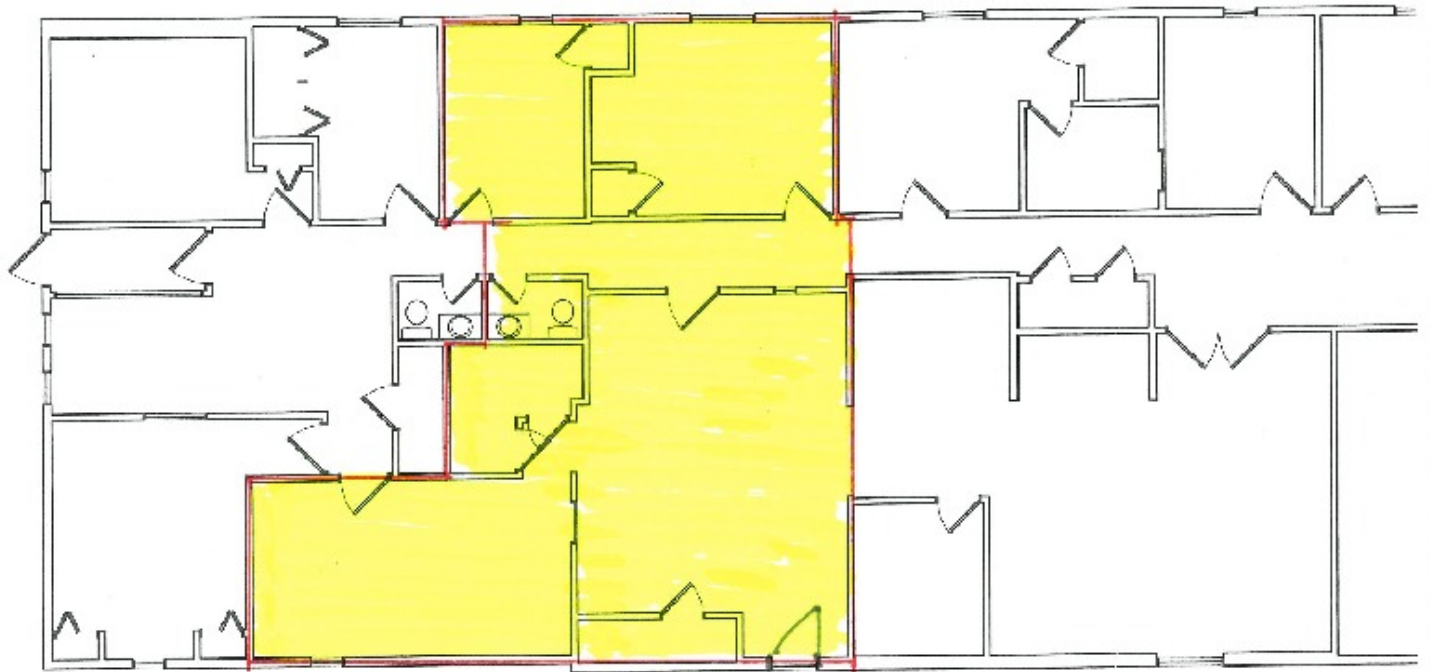
PROPERTY HIGHLIGHTS

- Readily Available
- Easily Reconfigured to Accommodate Warehouse/Storage Needs
- Front Door Parking
- All Utilities Included

Additional Photos

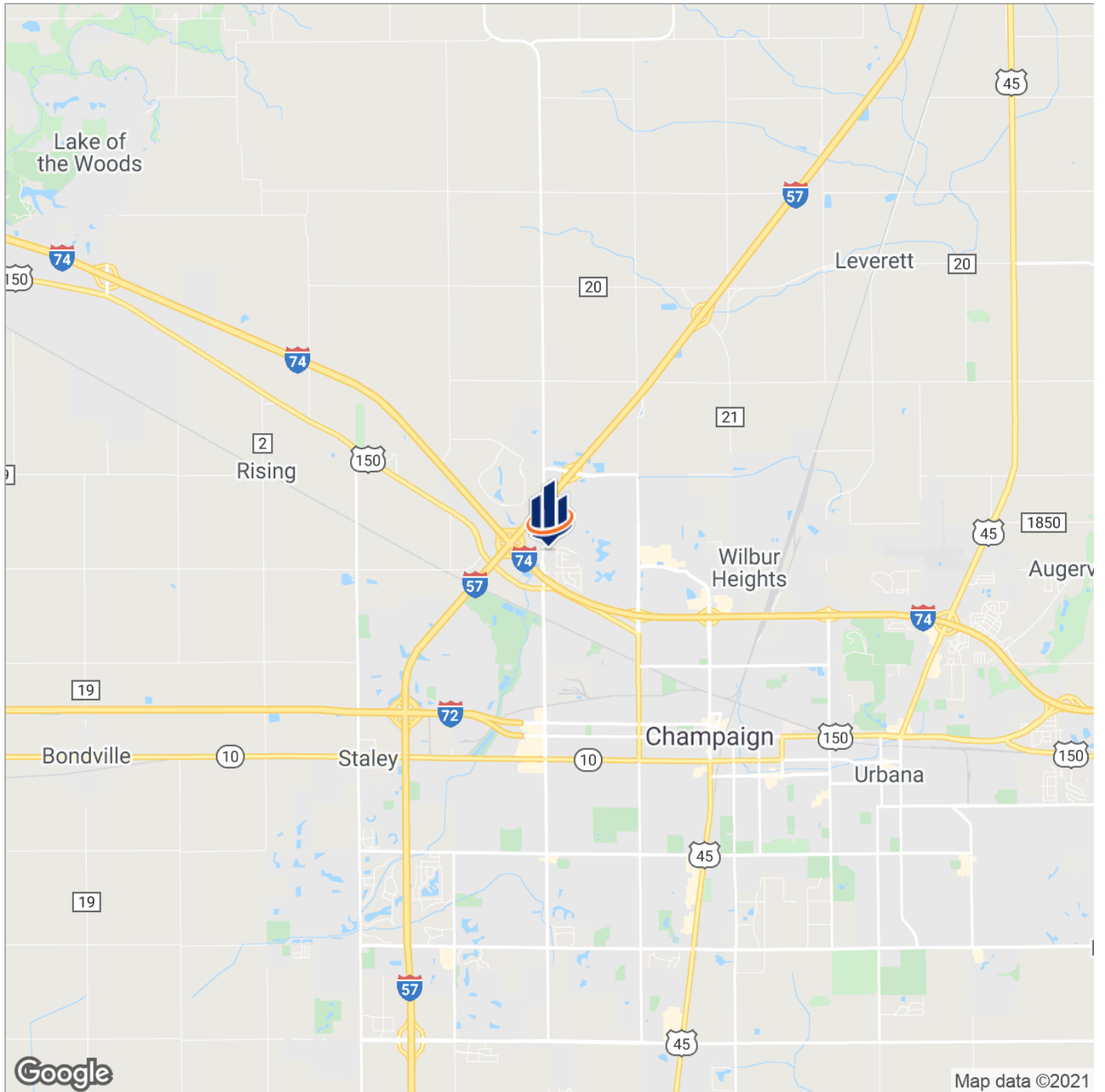


Floor Plans



2602 N. MATTIS
SUITE 101 B
Approx. 1,200 SF

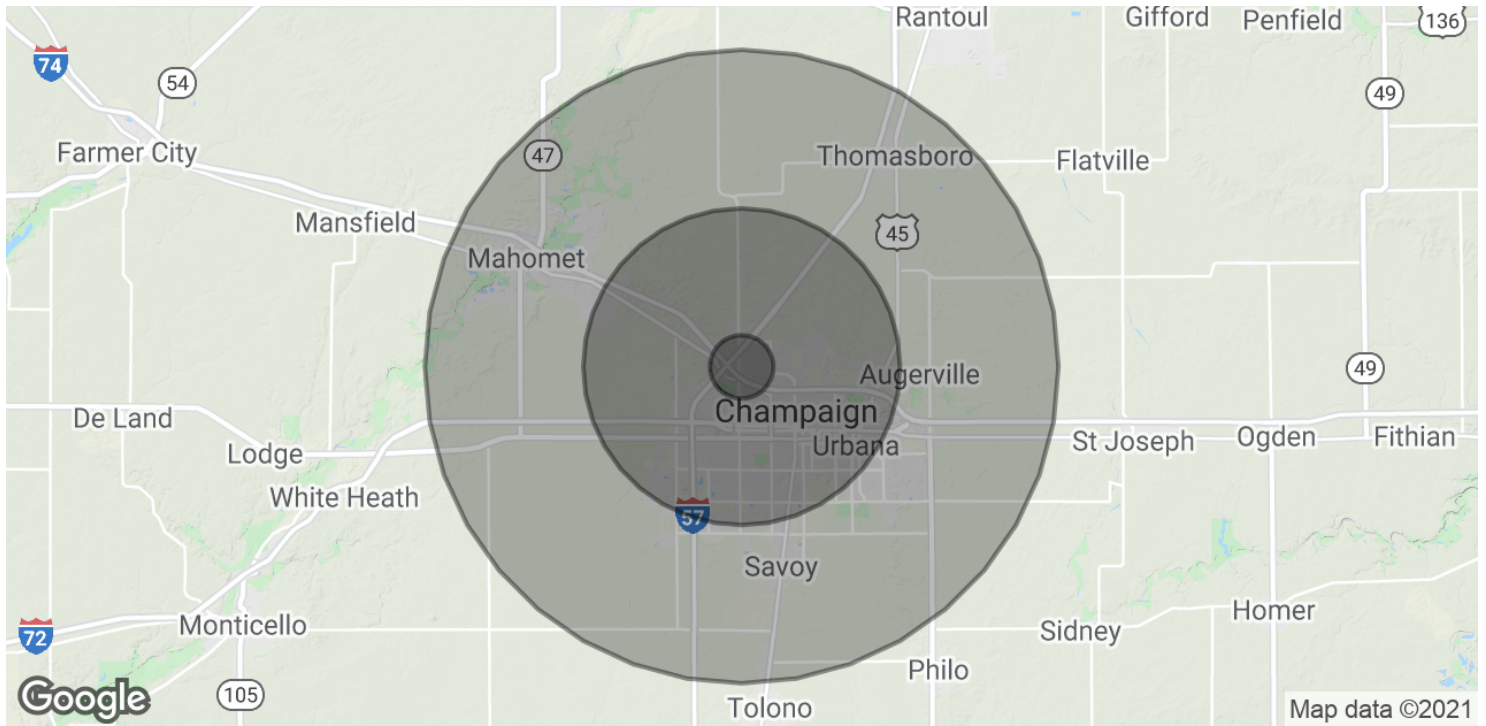
Location Maps



Retailer Map



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,164	122,135	197,447
Average age	28.3	29.3	30.8
Average age (Male)	29.2	28.9	30.3
Average age (Female)	27.6	30.0	31.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,268	47,240	76,929
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,883	\$53,097	\$58,662
Average house value	\$113,746	\$156,017	\$162,326

* Demographic data derived from 2010 US Census