

301 E. CHAMPAIGN AVE.

301 E. CHAMPAIGN AVE., RANTOUL, IL 61866



PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 301 E. CHAMPAIGN AVE in Rantoul, IL. This well-managed retail or office space has strong visibility on the NE corner of E Champaign Ave & S Century Blvd with up to 6000 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 5,980 SF building is located near the center of the Rantoul business district and is ready for its next generation of retail. This property is a well-known retail staple of the Rantoul community for years and offers landmark recognition & engaging signage. Give our team of Champaign County leasing experts a call at 847-904-9200 or fill out our contact form to learn more about this available property. This is the perfect opportunity to expand your business on the NE corner of E Champaign Ave & S Century Blvd.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,982 SF
Building Size:	5,982 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,831	6,255	6,788
Total Population	4,361	13,178	14,333
Average HH Income	\$52,477	\$46,116	\$48,588

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

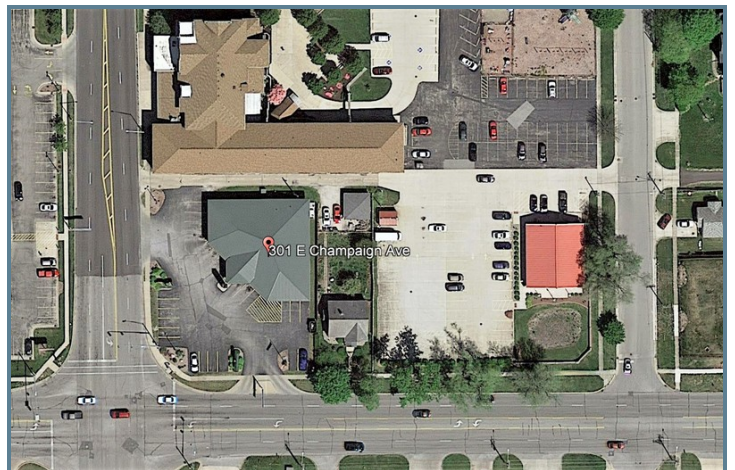


209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

301 E. CHAMPAIGN AVE.

301 E. CHAMPAIGN AVE., RANTOUL, IL 61866

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



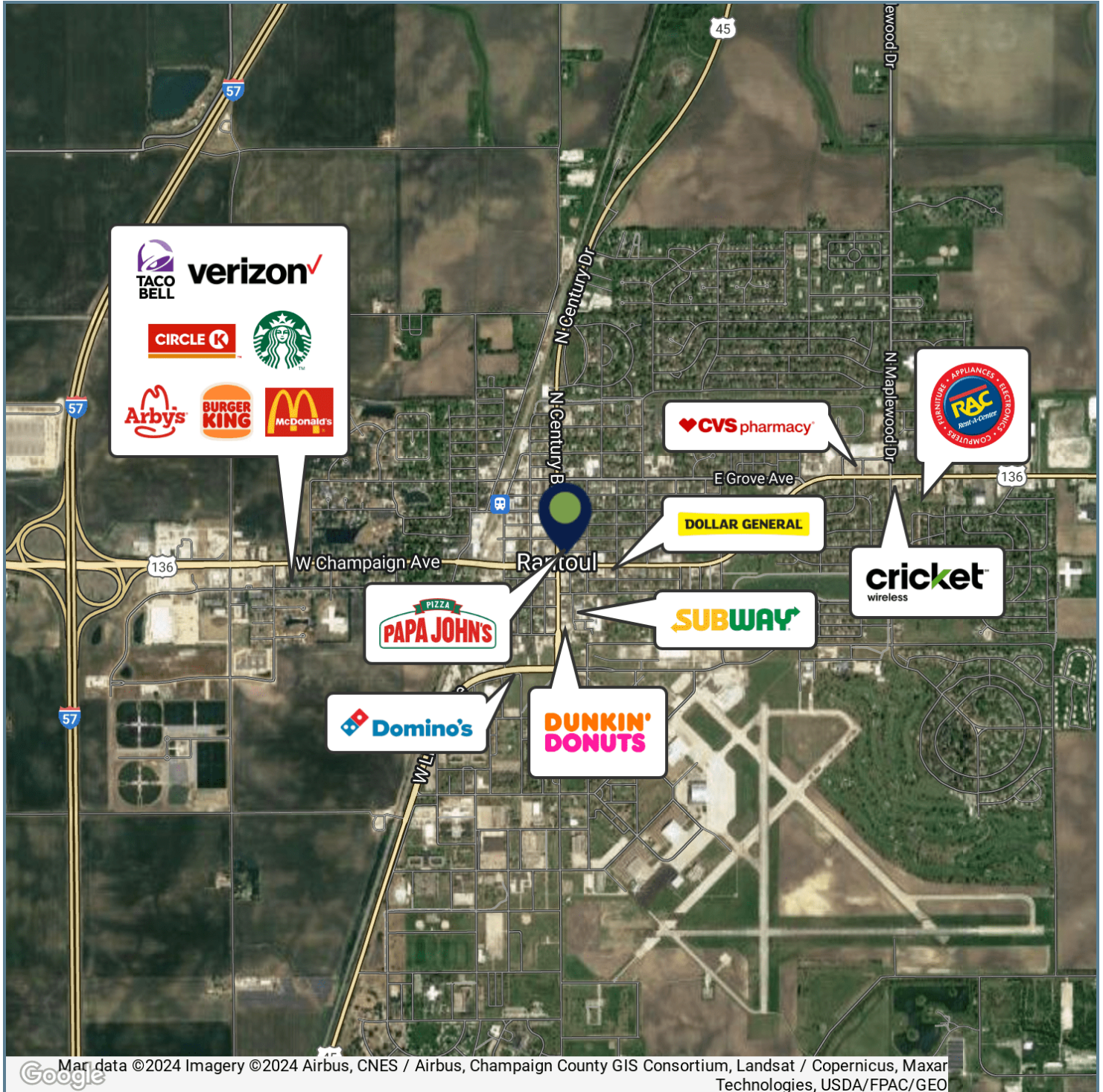
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

301 E. CHAMPAIGN AVE.

301 E. CHAMPAIGN AVE., RANTOUL, IL 61866

RETAILER MAP



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



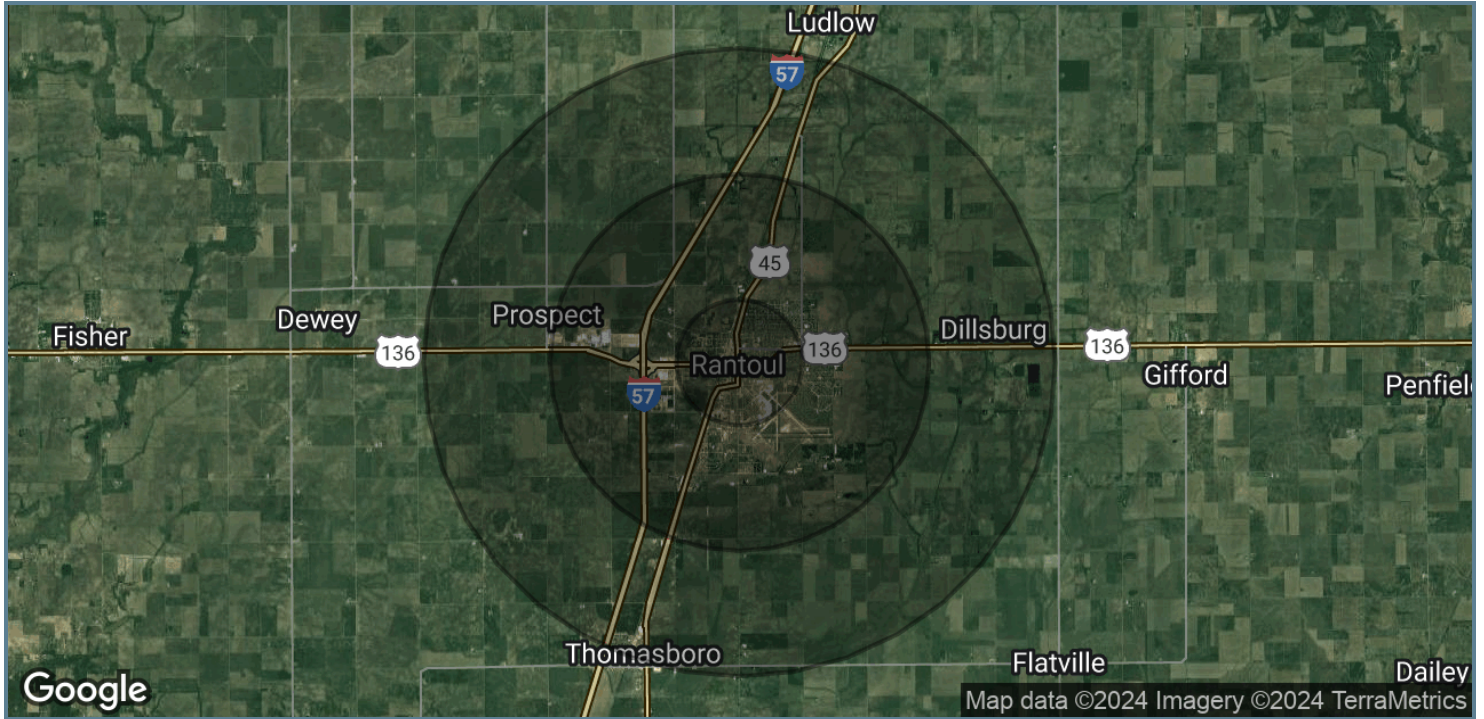
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

301 E. CHAMPAIGN AVE.

301 E. CHAMPAIGN AVE., RANTOUL, IL 61866

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,361	13,178	14,333
Average Age	31.2	32.9	33.9
Average Age (Male)	31.4	30.6	31.6
Average Age (Female)	31.5	36.3	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,831	6,255	6,788
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$52,477	\$46,116	\$48,588
Average House Value	\$85,337	\$87,857	\$93,225

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>