

LAND FOR SALE

BLAIN'S FARM & FLEET OUTLOTS

2701 N. Cunningham Avenue | Urbana, Illinois 61802



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LAND AVAILABLE

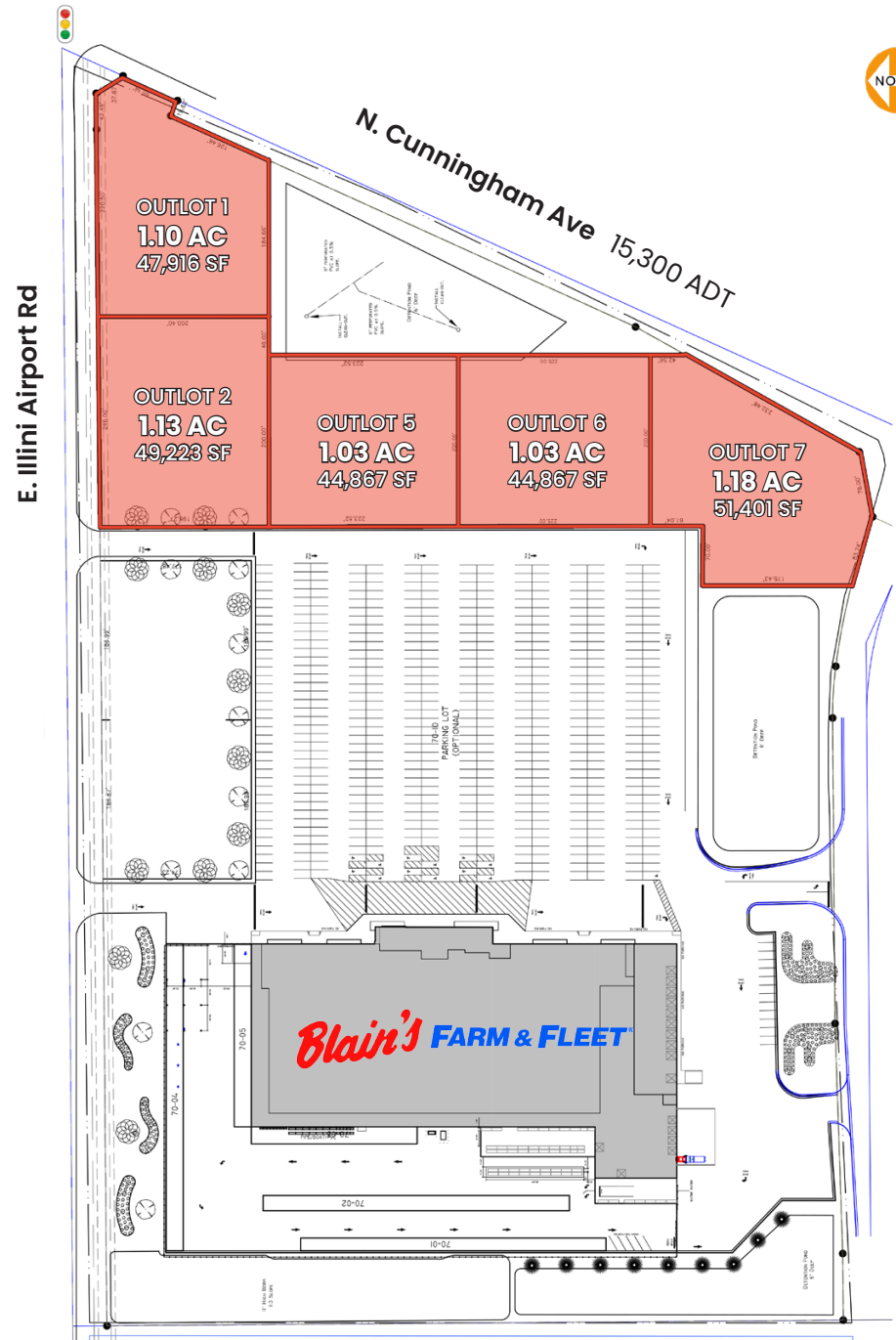
Outlot 1	1.10 AC	Outlot 7	1.18 AC
Outlot 2	1.13 AC	Outlot 8	0.81 AC
Outlot 5	1.03 AC	Outlot 9	0.81 AC
Outlot 6	1.03 AC		

SITE SUMMARY

- Flexible parcel sizes and dimensions can accommodate a wide variety of uses
- Located on N. Cunningham Ave/US Route 150, a primary retail corridor with an average daily traffic count of over 16,000 vehicles
- Easy access to Interstate 74, providing excellent regional connectivity
- Serving the Urbana and Champaign communities, along with nearby areas including Rantoul, St. Joseph, and Mahomet
- Urbana is home to the University of Illinois at Urbana-Champaign, driving consistent year-round consumer traffic

DEMOGRAPHICS

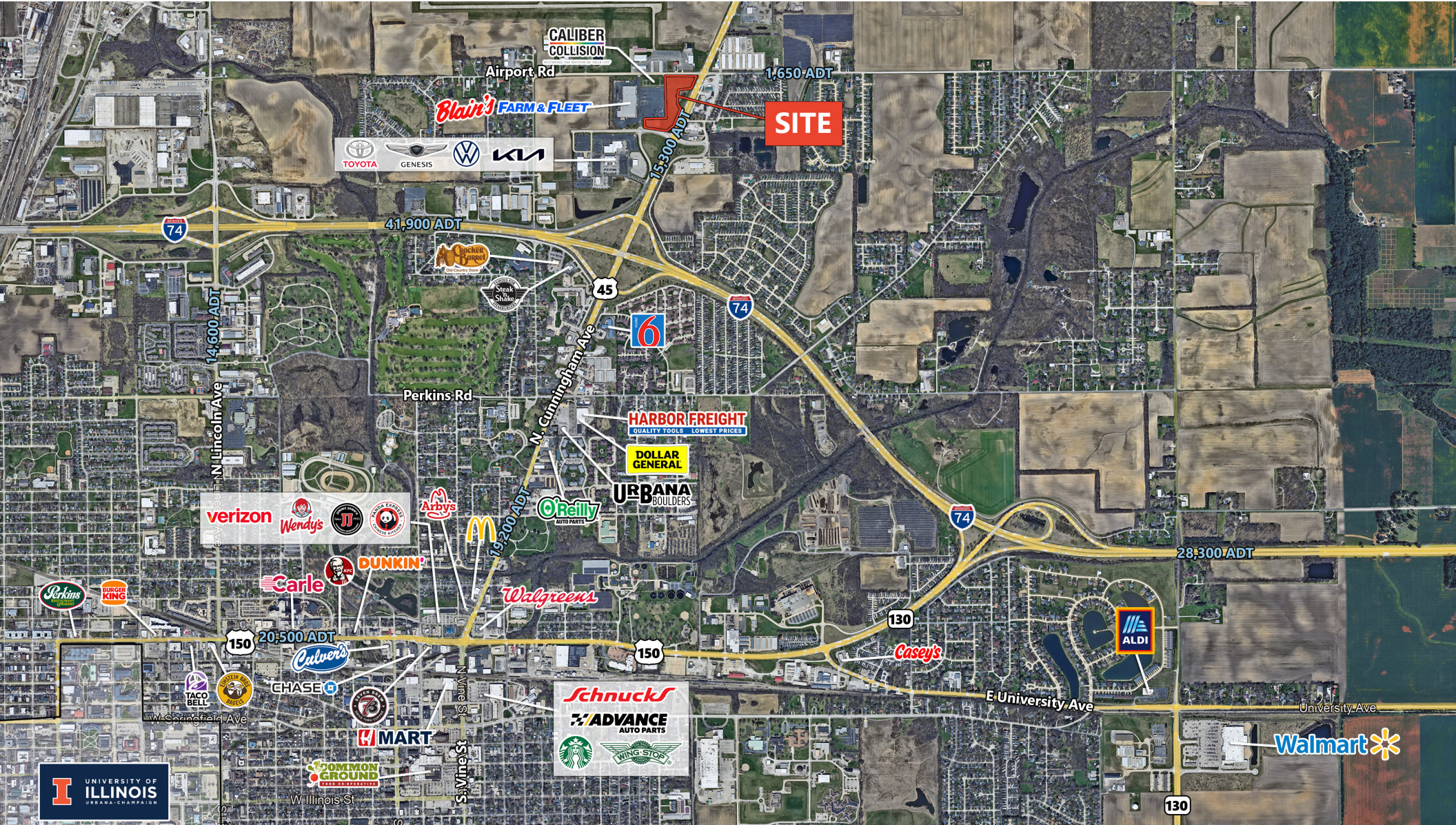
	1 Mile	3 Miles	5 Miles
Total Population	3,929	48,303	105,675
Average HH Income	\$63,972	\$56,665	\$68,600
Total Housing Units	1,908	25,474	51,765



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FOR MORE
INFORMATION,
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**REALTY
RESOURCES**
MEMBER

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