REGIONAL WALMART AND SPORTS COMPLEX OUTLOT RETAIL DEVELOPMENT

801 West Champaign Avenue | Rantoul, Illinois

GREATSTREET REALTY PARTNERS LLC

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DEMOGRAPHICS

VEHICLES PER DAY
43K

TOTAL POPULATION
10 MIN 15,281
15 MIN 19,330
20 MIN 35,001

DAYTIME POPULATION
10 MIN 5,814
15 MIN 6,893
20 MIN 20,111

AVERAGE HH INCOME
10 MIN $56,102
15 MIN $60,948
20 MIN $67,247

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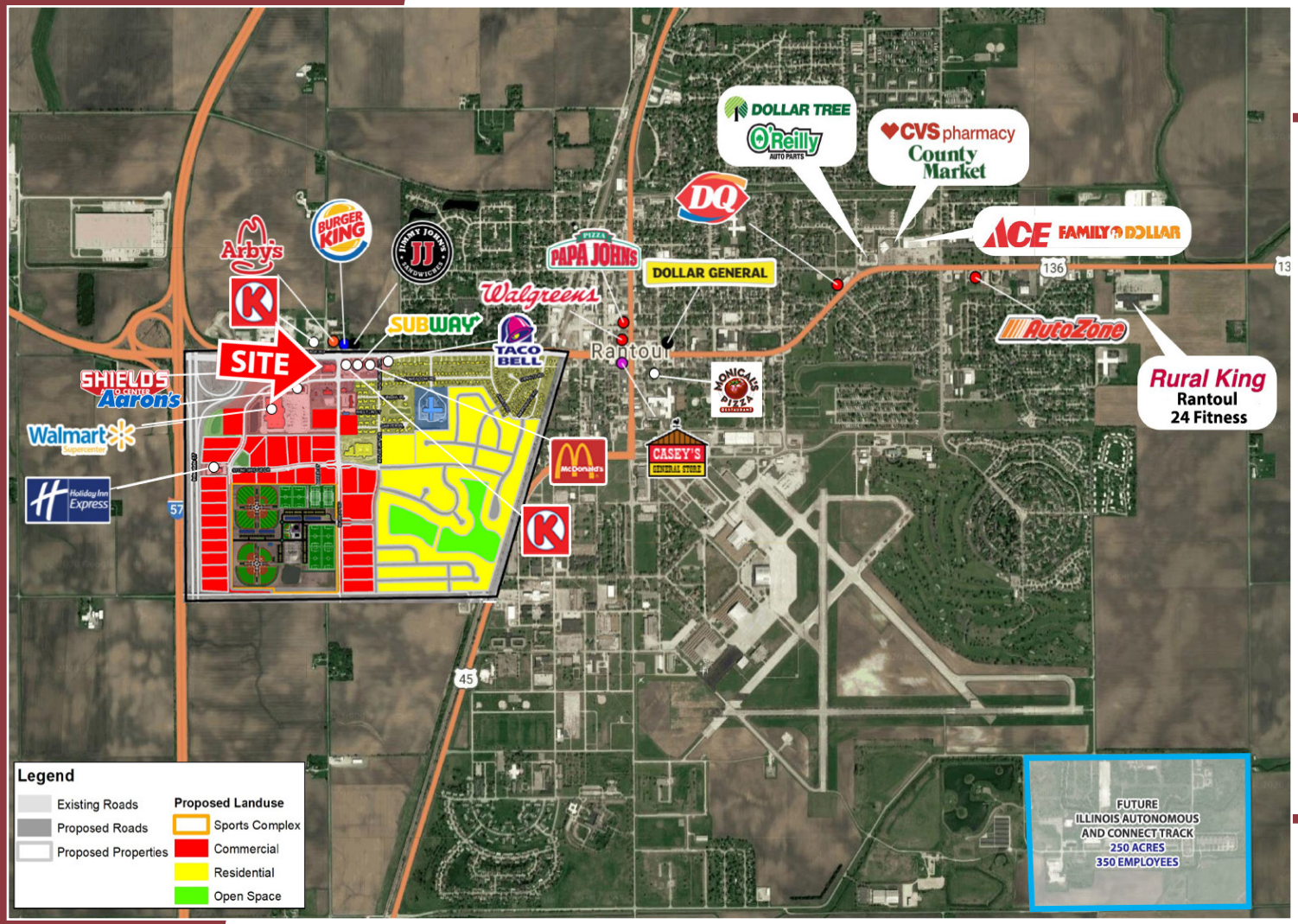
PROPERTY INFO //

- 1.45 acres available for build-to-suit or ground lease
- Signalized intersection with easy access to I-57
- Directly adjacent to the 60-acre new sport's complex in Rantoul
- More than 150,000+ visitors expected to the complex annually
- Sport's Complex grand opening March 2021



TOURNAMENT ORGANIZERS

- Rock Tournaments
- GameDay USA
- Both signed 5-year deals to host a combined 22 weekend tournaments/year and 12 2-day mid-week showcases
- Numerous football, baseball, softball, and soccer tournaments and events are also being actively discussed

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ZOOM AERIAL

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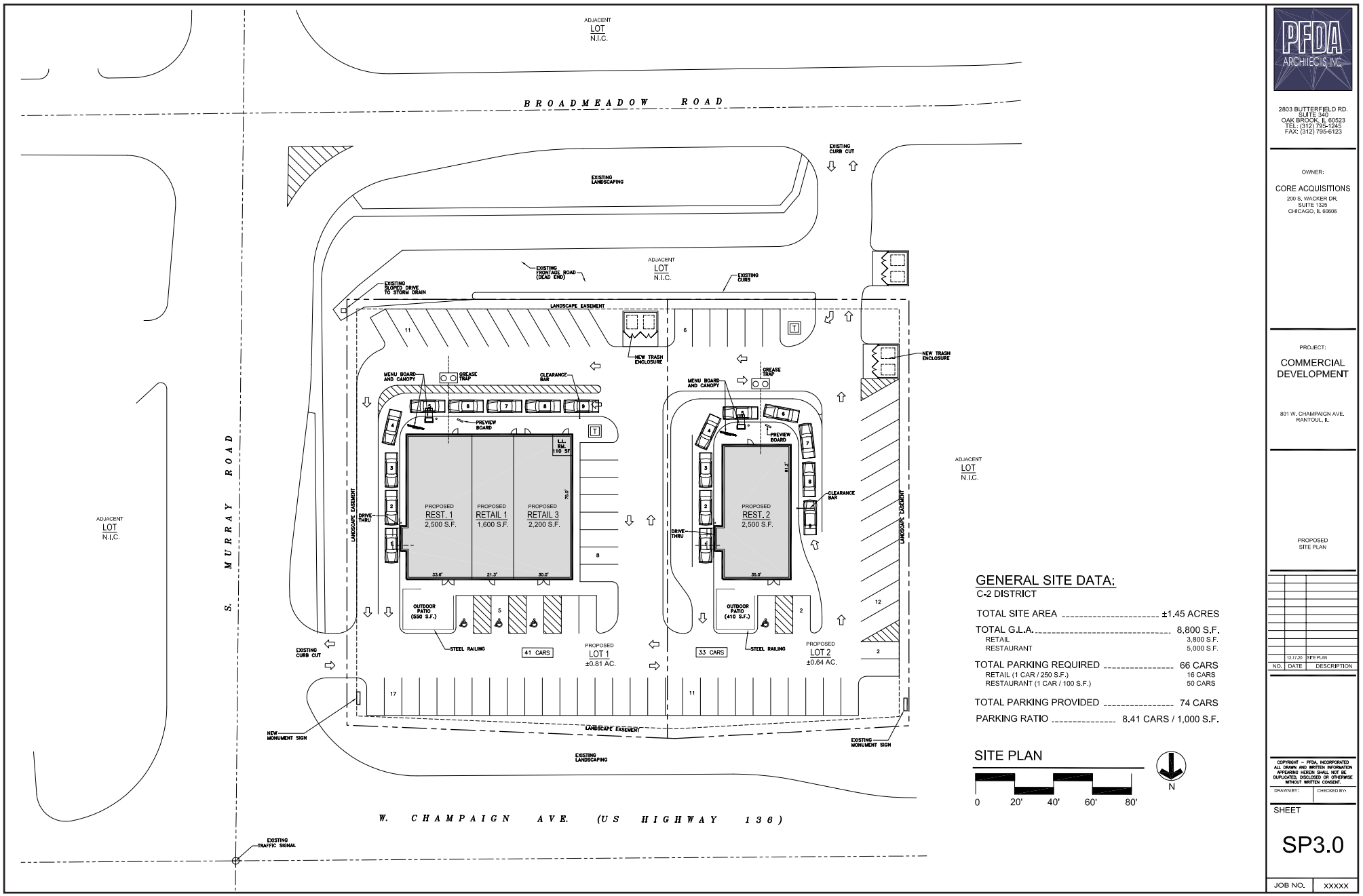
CONCEPTUAL SITE PLAN



GENERAL SITE DATA:

C-2 DISTRICT

TOTAL SITE AREA	±1.45 ACRES
TOTAL G.L.A.	8,800 S.F.
RETAIL	3,800 S.F.
RESTAURANT	5,000 S.F.
TOTAL PARKING REQUIRED	66 CARS
RETAIL (1 CAR / 250 S.F.)	16 CARS
RESTAURANT (1 CAR / 100 S.F.)	50 CARS
TOTAL PARKING PROVIDED	74 CARS
PARKING RATIO	8.41 CARS / 1,000 S.F.

SITE PLAN

0 20' 40' 60' 80'

N

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
CHICAGO, IL 60606

PROJECT:

COMMERCIAL DEVELOPMENT

801 W. CHAMPAIGN AVE.
RANTOUL, IL

PROPOSED SITE PLAN

NO.	DATE	DESCRIPTION
	12.17.20	SITE PLAN

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DRAWN BY: CHECKED BY:

SHEET

SP3.0

JOB NO. XXXXX

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SPORTS COMPLEX LAYOUT

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801 W Champaign Ave Rantoul, IL 61866		10 min drivetime	15 min drivetime	20 min drivetime
POPULATION	2020 Estimated Population	15,281	19,330	35,001
	2025 Projected Population	15,853	19,874	35,438
	2010 Census Population	14,954	19,099	34,103
	2000 Census Population	15,166	20,333	32,606
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.2%
	Historical Annual Growth 2000 to 2020	-	-0.2%	0.4%
	2020 Median Age	35.9	36.9	36.4
HOUSEHOLDS	2020 Estimated Households	6,469	8,144	14,871
	2025 Projected Households	6,804	8,464	15,093
	2010 Census Households	6,020	7,651	13,774
	2000 Census Households	6,245	7,835	12,670
	Projected Annual Growth 2020 to 2025	1.0%	0.8%	0.3%
	Historical Annual Growth 2000 to 2020	0.2%	0.2%	0.9%
RACE AND ETHNICITY	2020 Estimated White	67.9%	73.2%	72.2%
	2020 Estimated Black or African American	19.8%	16.0%	15.2%
	2020 Estimated Asian or Pacific Islander	3.1%	2.9%	5.0%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2020 Estimated Other Races	8.7%	7.4%	7.2%
	2020 Estimated Hispanic	9.7%	8.3%	8.4%
INCOME	2020 Estimated Average Household Income	$56,102	$60,948	$67,247
	2020 Estimated Median Household Income	$47,851	$51,519	$55,659
	2020 Estimated Per Capita Income	$23,964	$25,852	$28,726
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.0%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.4%	5.0%
	2020 Estimated High School Graduate	36.1%	35.8%	32.2%
	2020 Estimated Some College	24.7%	24.6%	23.7%
	2020 Estimated Associates Degree Only	9.6%	10.4%	10.1%
	2020 Estimated Bachelors Degree Only	12.1%	12.8%	15.1%
	2020 Estimated Graduate Degree	10.6%	10.0%	12.0%
BUSINESS	2020 Estimated Total Businesses	473	627	1,518
	2020 Estimated Total Employees	5,814	6,893	20,111
	2020 Estimated Employee Population per Business	12.3	11.0	13.3
	2020 Estimated Residential Population per Business	32.3	30.8	23.1

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