



# Pinetree Plaza

Champaign, IL

Champaign-Urbana (IL)



**Rich Bevis**

Leasing Representative

(248) 592-6222

rbevis@kimcorealty.com







AERIAL



GROSS LEASABLE AREA (GLA)	111,720 SF
PARKING SPACES	565
PARKING RATIO	5.06 per 1,000 SF

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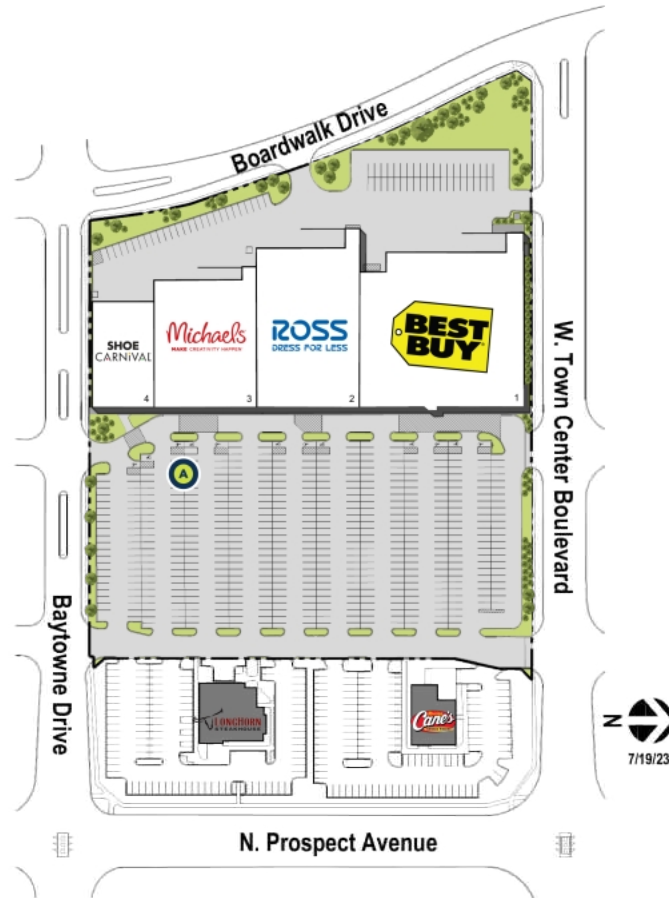


DENSITY AERIAL



■ Non-Controlled    🅒 Curbside Pick-up

	TENANT	SQ FT
1	Best Buy	45,350
2	Ross Dress for Less	30,247
3	Michaels	24,123
4	Shoe Carnival	12,000

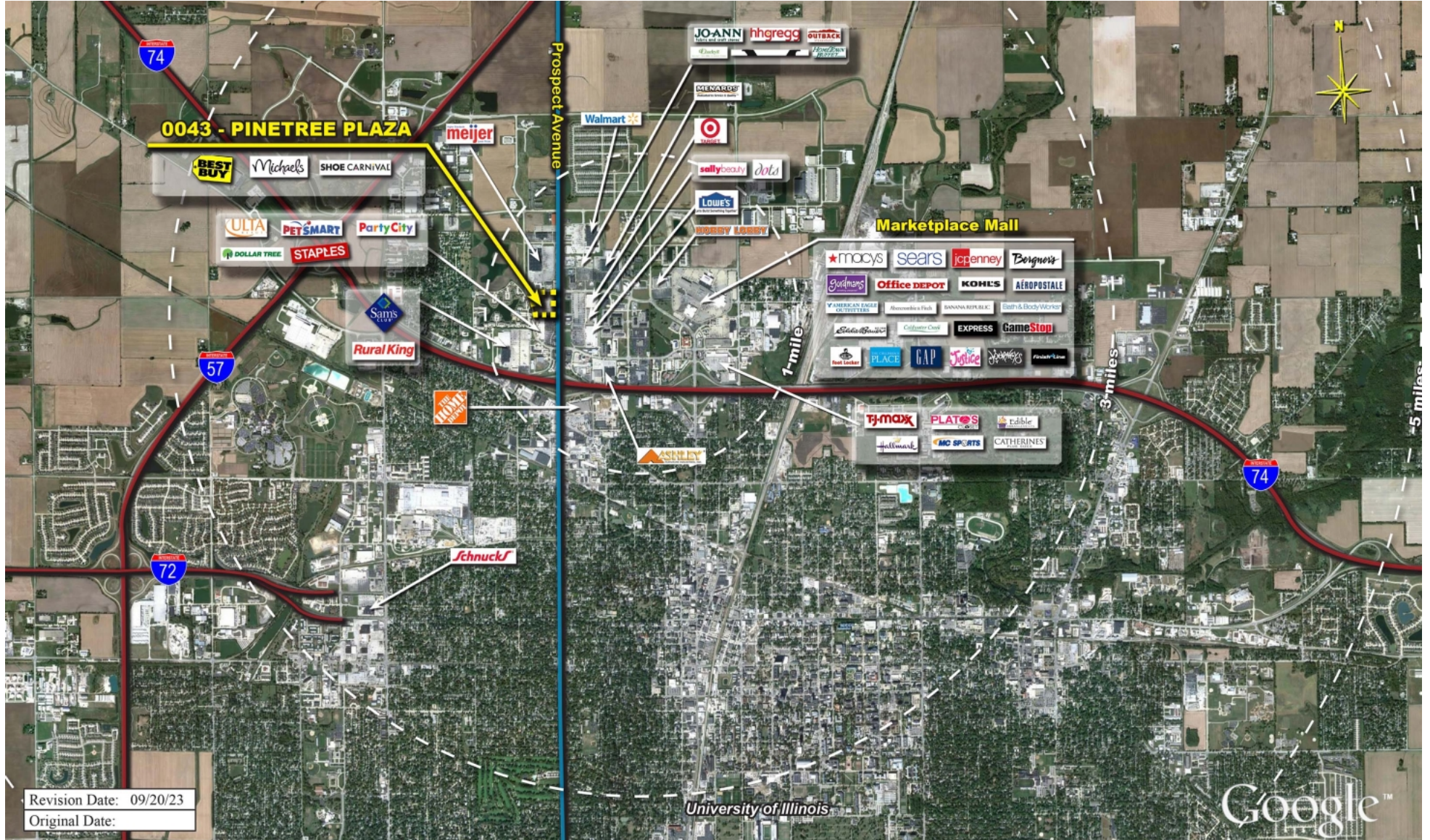


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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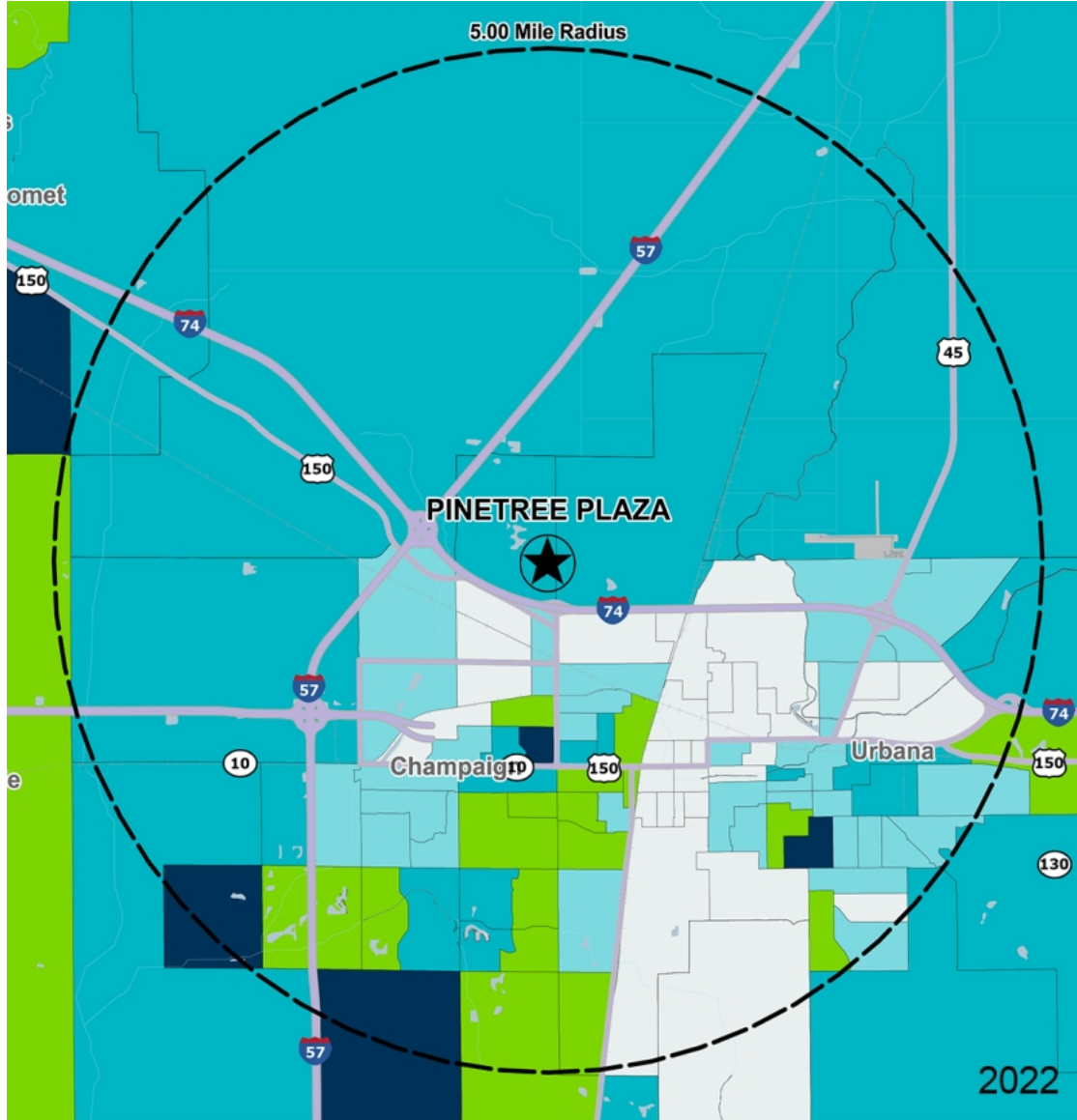
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COMPETITION MAP





by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,383	68,759	131,430
Daytime Pop	12,877	171,687	240,657
Households	3,552	29,060	53,284
Average HH Income	\$66,129	\$61,951	\$73,738
Median HH Income	\$55,571	\$42,794	\$51,221
Per Capita Income	\$28,335	\$26,860	\$30,781

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



# Pinetree Plaza

Town Center Blvd. & Prospect Ave., Champaign, IL



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