



Pinetree Plaza

Champaign, IL

Champaign-Urbana (IL)



Rich Bevis

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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



Property Overview

Pinetree Plaza is in the heart of the retail market on the main thoroughfare (Prospect Ave). The center was built in 2000.

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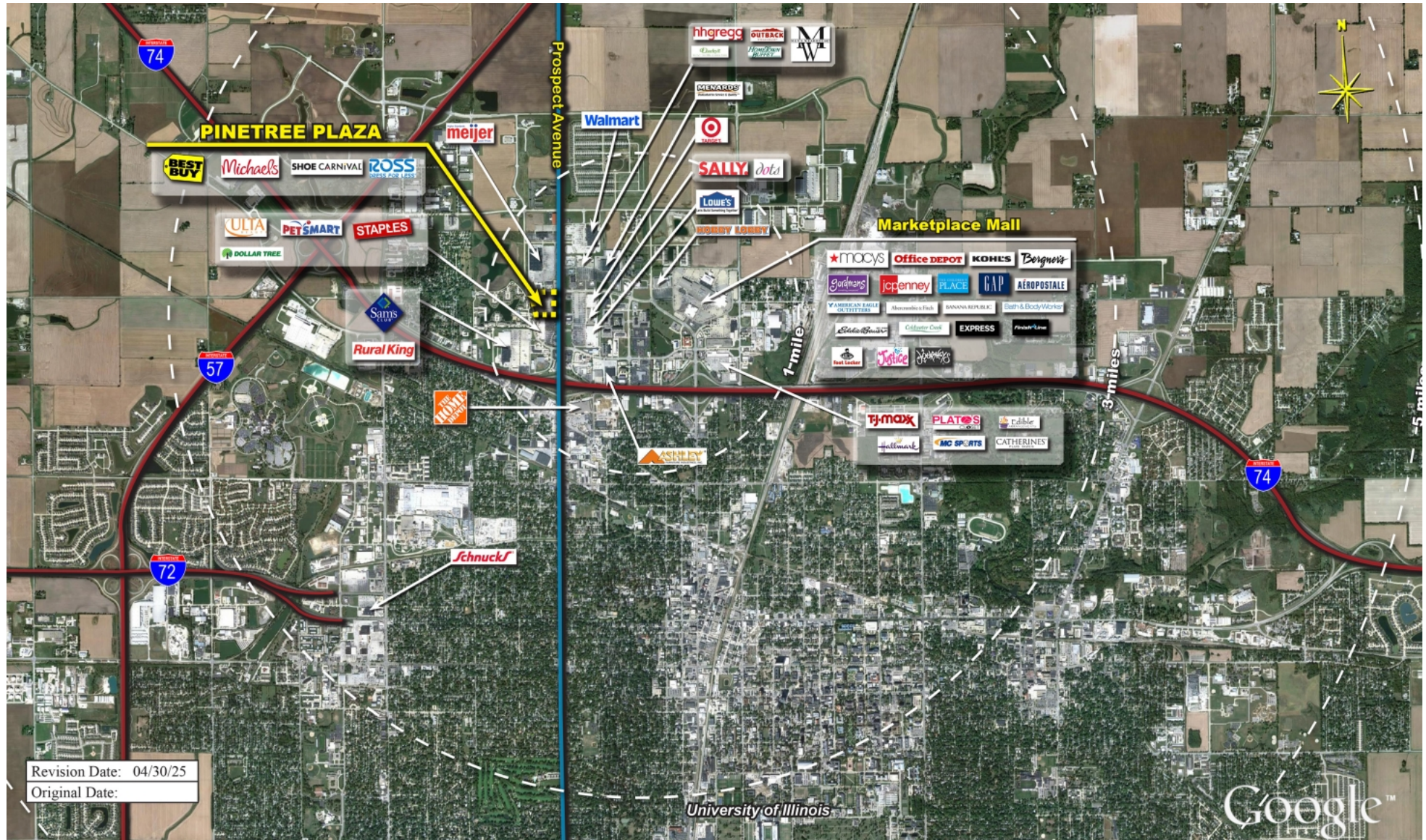


■ Non-Controlled ⓐ Curbside Pick-up

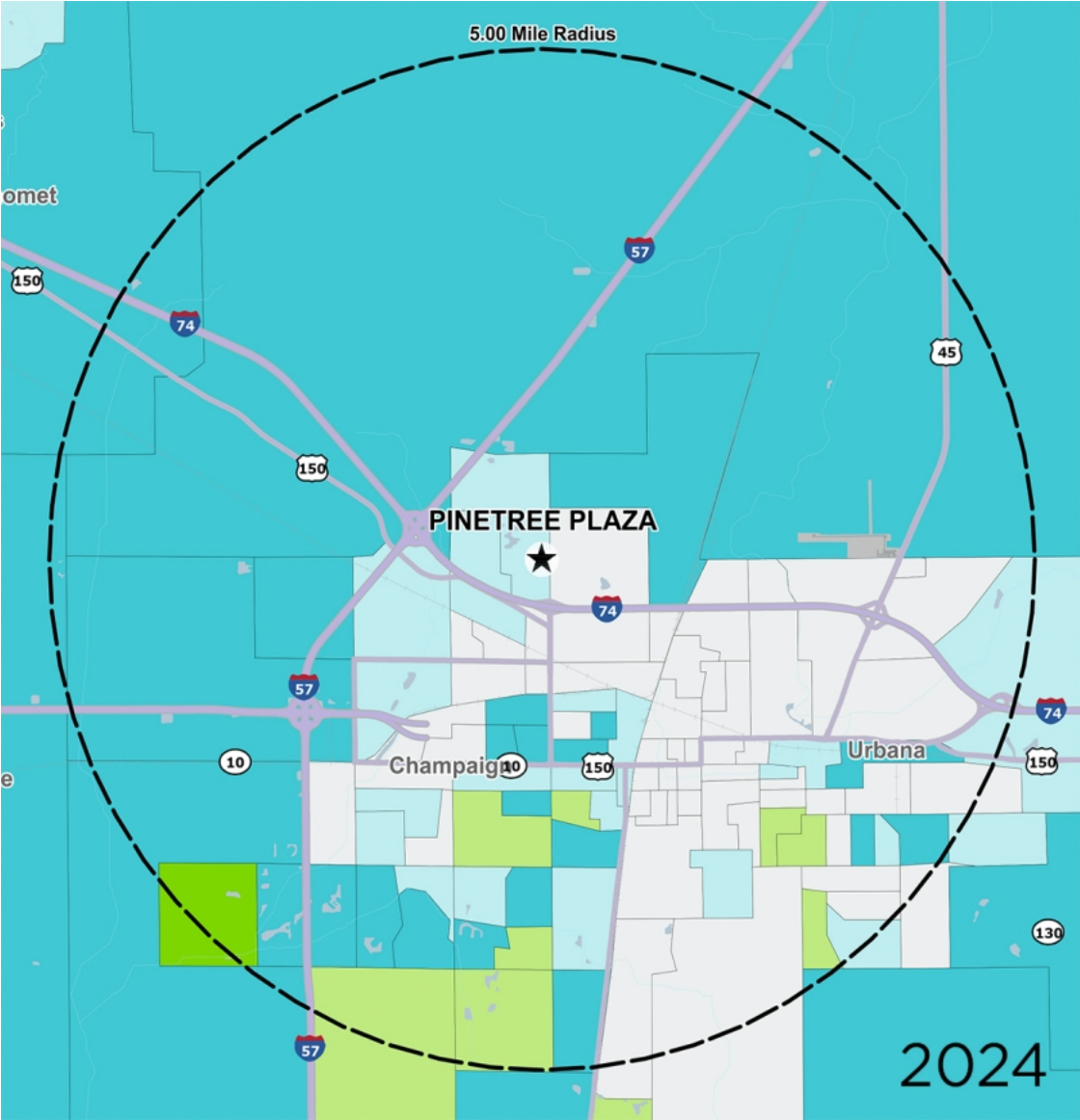
	TENANT	SQ FT
1	Best Buy	45,350
2	Ross Dress for Less	30,247
3	Michaels	24,123
4	Shoe Carnival	12,000



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, curb-cuts 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, curb-cuts 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.



COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,348	68,372	129,276
Daytime Pop	7,856	158,216	224,751
Households	3,756	29,514	53,882
Average HH Income	\$73,490	\$64,289	\$80,101
Median HH Income	\$63,275	\$44,747	\$54,875
Per Capita Income	\$33,183	\$28,253	\$34,037

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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



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