

FOR SALE

603 S. Prairie View Road
Mahomet, IL



PROPERTY HIGHLIGHTS

This former gas station property sits just north of the Interstate 74 and Prairie View Road exchange, across from Dollar General. The existing building is approximately 3,120 SF, located on just under an acre and is currently zoned R1-A. With the surrounding area zoned mostly commercial, the Village is expecting a zoning change request from a future buyer. The immediate area features a mix of both commercial users and residential subdivisions.

BUILDING SF	3,120	SIGNAGE TYPE	None
LAND SF	43,038	1-MILE (POP.)	3,374
YEAR BUILT	Unknown	3-MILE (POP.)	12,871
PARKING	30+ Spaces	MED. INCOME	\$113,161
TRAFFIC COUNTS	6,950 VPD	SPACE USE	QSR/Oil Change



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314-391-2757
James.lewis@cushwake.com

CARRIE TINUCCI-TROLL
Real Estate Advisor
+1 309-590-7900
Carrie.troll@svn.com

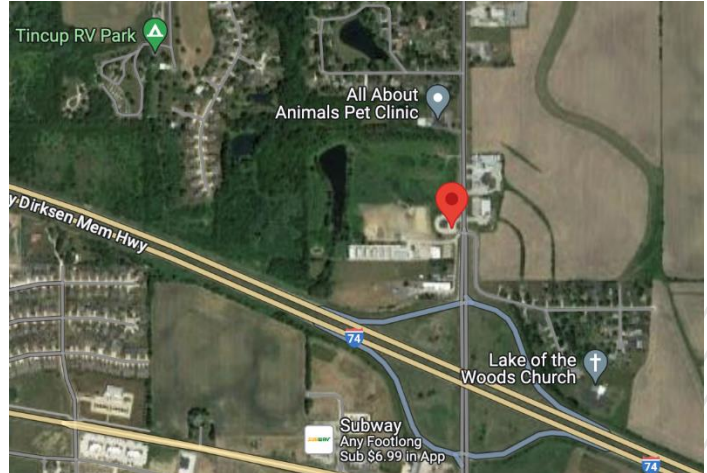
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MAHOMET DATA

Mahomet is located approximately 10 miles northwest of Champaign, along Interstate 74. This available site is located at one of two Mahomet exits along I-74, with this one being the more residential based exit. Immediately surrounding the site is a Self Storage facility, Circle K gas station, and Dollar General. On the other side of the I-74 exit, there is a Shell gas station, McDonald's, Credit Union, and Subway, however most of this exit will take you to residential neighborhoods.

The Village of Mahomet is made up of around 9,500 people. The largest industries in Mahomet are educational services, healthcare, and retail trade.



LEGAL INFORMATION

TAX PARCEL ID	15-13-13-300-002
2023 RE TAXES	\$11,331.06
ZONING	R1-A



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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