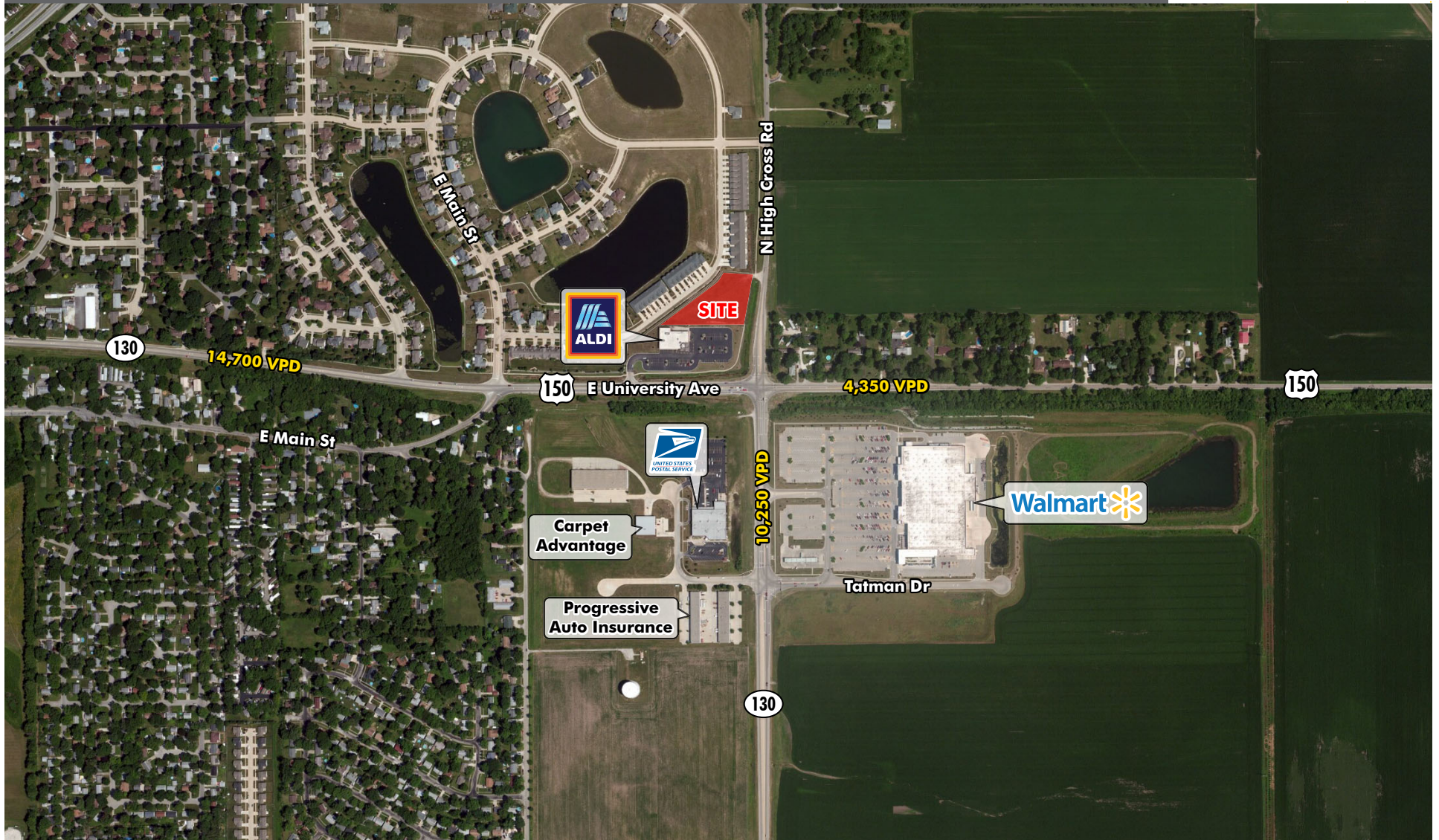


FOR SALE - ALDI EXCESS PROPERTY

±2.21 ACRE LAND AVAILABLE

3102 EAST UNIVERSITY AVENUE, URBANA, ILLINOIS

RETAIL



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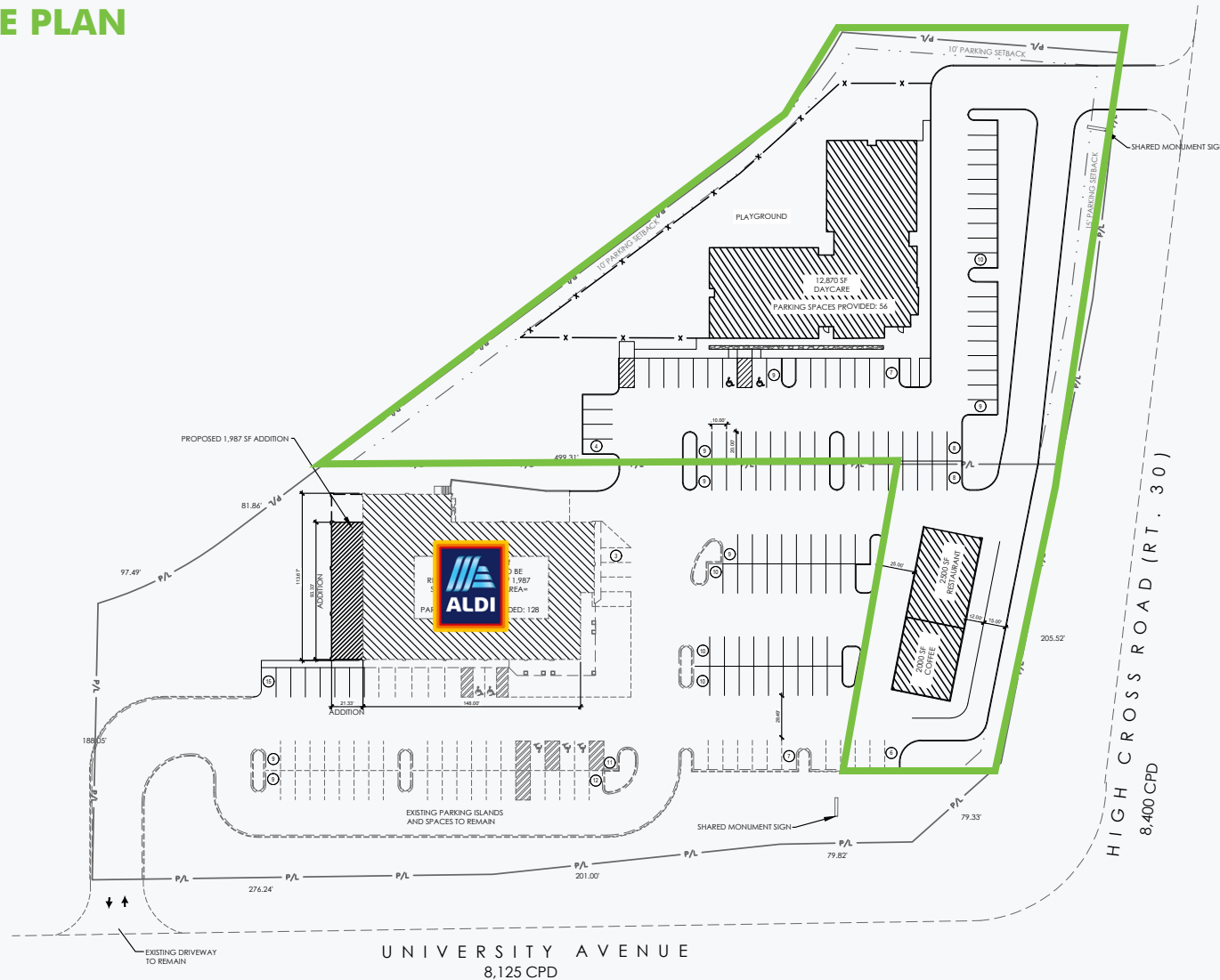
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CONCEPT SITE PLAN



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PROPERTY FEATURES

±2.27 ACRE LAND ADJACENT TO NEW ALDI STORE

- Price: \$400,000
- Adjacent and in line with Aldi Store
- Surrounding retailers include: Walmart, U.S. Postal Service, Progressive Auto Insurance, and Carpet Advantage
- Zoning: B-1
- PIN: 91-21-10-407-022

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,054	39,577	91,615
AVERAGE HH INCOME	\$72,814	\$63,635	\$51,044
DAYTIME POPULATION	707	15,843	71,466

MICRO AERIAL



NORTH ▲

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