

Cost of Land: \$263,000 per acre

Size of Land: 3.23 acres, with option to subdivide to 1 acre

Zoning: C-2 General Commercial District

Utilities: To site

Trade Area Population:  
Approximately 20,000

Demographics: 65% white collar, 35% blue collar, 36.8 median age, 70% married, \$91,292 median household income

Other Businesses: McDonald's, Edward Jones, Verizon Wireless, Ace Hardware, Arby's, CVS, Walgreens, Monical's Pizza, JT Walkers, Subway, Dollar General, Casey's, Dairy Queen

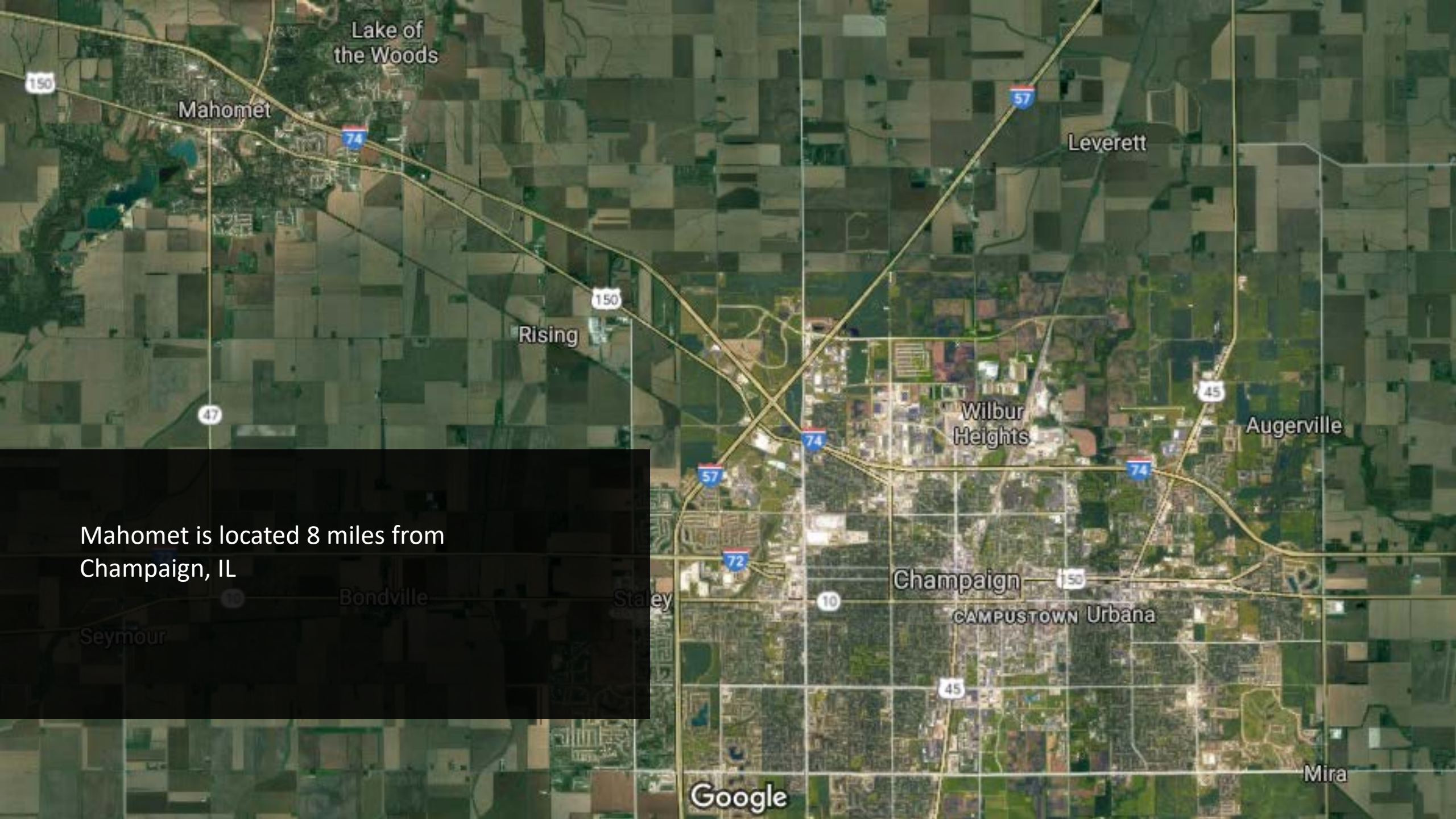
Traffic Counts: 10,100

Growth and Stability: Population growth of over 50% every 10 years since 1970. Median household income has increased by 56% since 2000. Median home and condo values have increased by 100% since 2000.



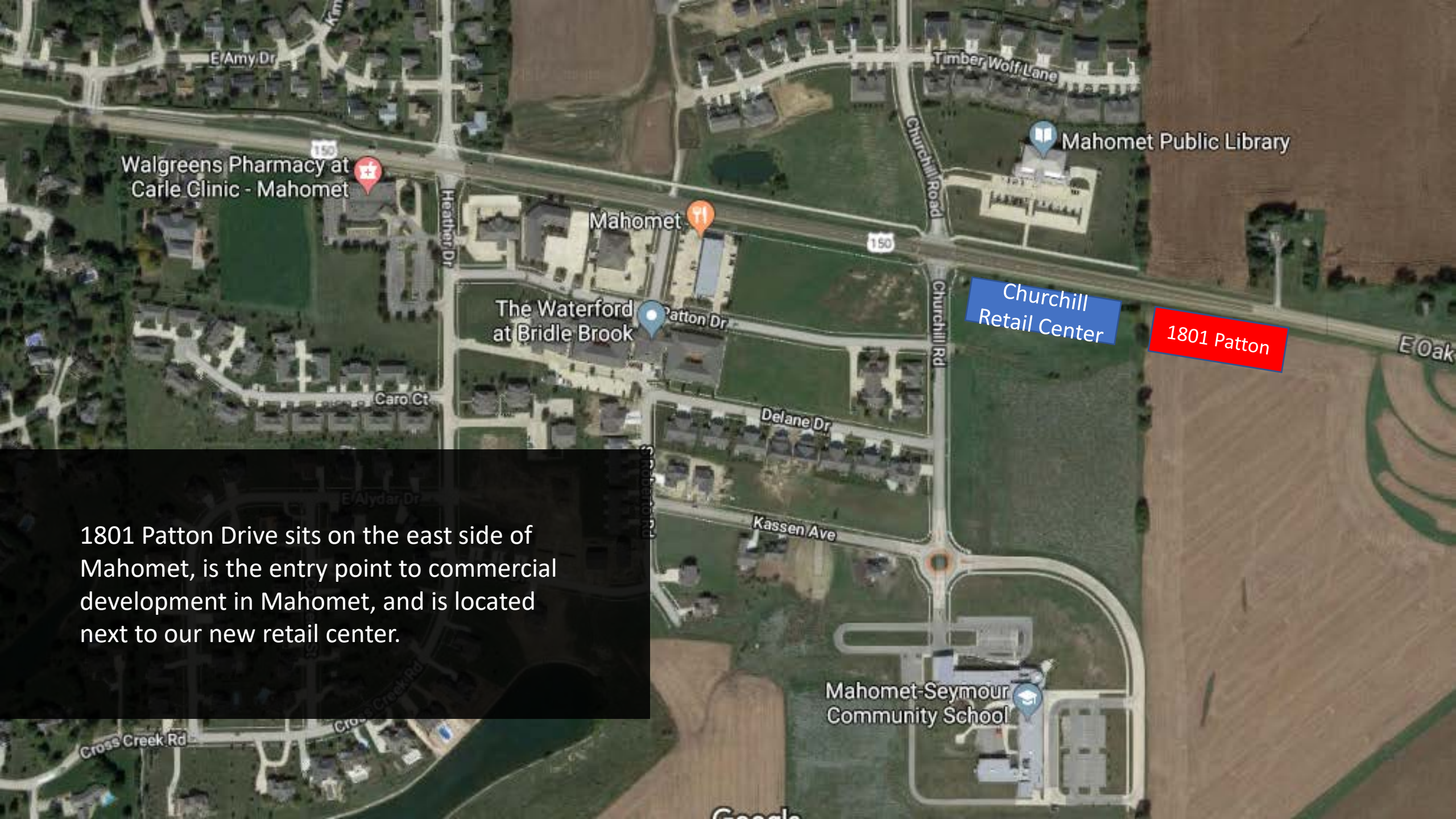
1801 Patton Drive  
Mahomet, IL 61853





Mahomet is located 8 miles from  
Champaign, IL





1801 Patton Drive sits on the east side of Mahomet, is the entry point to commercial development in Mahomet, and is located next to our new retail center.





At our Retail Center, Verizon Wireless, and Edward Jones are current tenants, with a signed letter of intent on a third tenant.



View of Churchill Retail Center from the edge of 1801 Patton. A third building, to the east of 1801 Patton, will be added in 2018.

