



Offering Memorandum

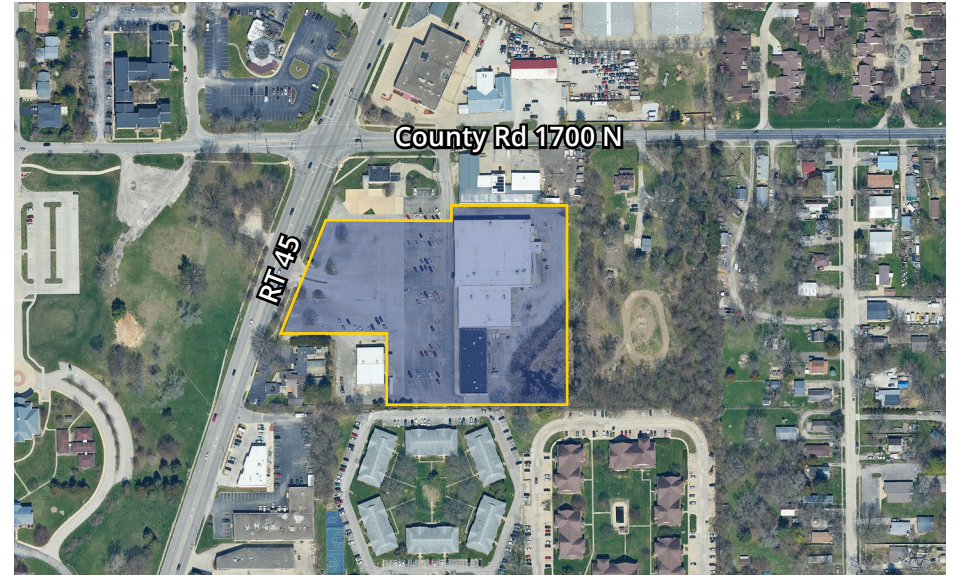
1502-1508 N Cunningham Ave
Urbana, IL 61802

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Executive Summary

Colliers is pleased to introduce Northgate Plaza, a 100% occupied neighborhood retail center located at 1502–1508 N Cunningham Ave, Urbana, Illinois. Positioned along North Cunningham Avenue, a primary commercial gateway off Interstate 74, the site captures steady traffic moving between the interstate, downtown Urbana, and the University of Illinois Urbana-Champaign campus, located ~8 minutes South. Supported by major regional healthcare anchors and UIUC, this 100% leased center features a diverse tenant mix anchored by Harbor Freight Tools and Dollar General, delivering strong in-place income and long-term stability.

The property spans approximately 50,361 square feet on a 6.90-acre lot. With a Net Operating Income (NOI) of \$278,680 and a purchase price of \$3,483,494 this offering delivers an attractive 8.00% capitalization rate.



Property Detail Profile

Investment Highlights

- 100% Leased
- National Anchor Tenants: Harbor Freight Tools and Dollar General
- Diverse, service-oriented tenant mix
- Features a newly executed lease with an experienced multi-unit liquor operator across Central Illinois
- Offered at \$69 PSF. Well below replacement cost

Strategic Location

- University of Illinois Proximity: ~8-minute drive to campus (over 56,000 total students and faculty)
- Located less than 1 mile from the Interstate 74 interchange
- Established commercial node with a population of 81,870 in 3 mile
- Immediate area includes many hotels and restaurants as well as single family homes
- Two established outlots, CIBM Bank and Urban Boulders, generate consistent traffic and complement the center's tenant mix



Offering Highlights



Property Address:

1502-1508 N Cunningham Ave
Urbana, IL 61802



Offering Price
\$3,483,494

Price / SF
\$69 PSF



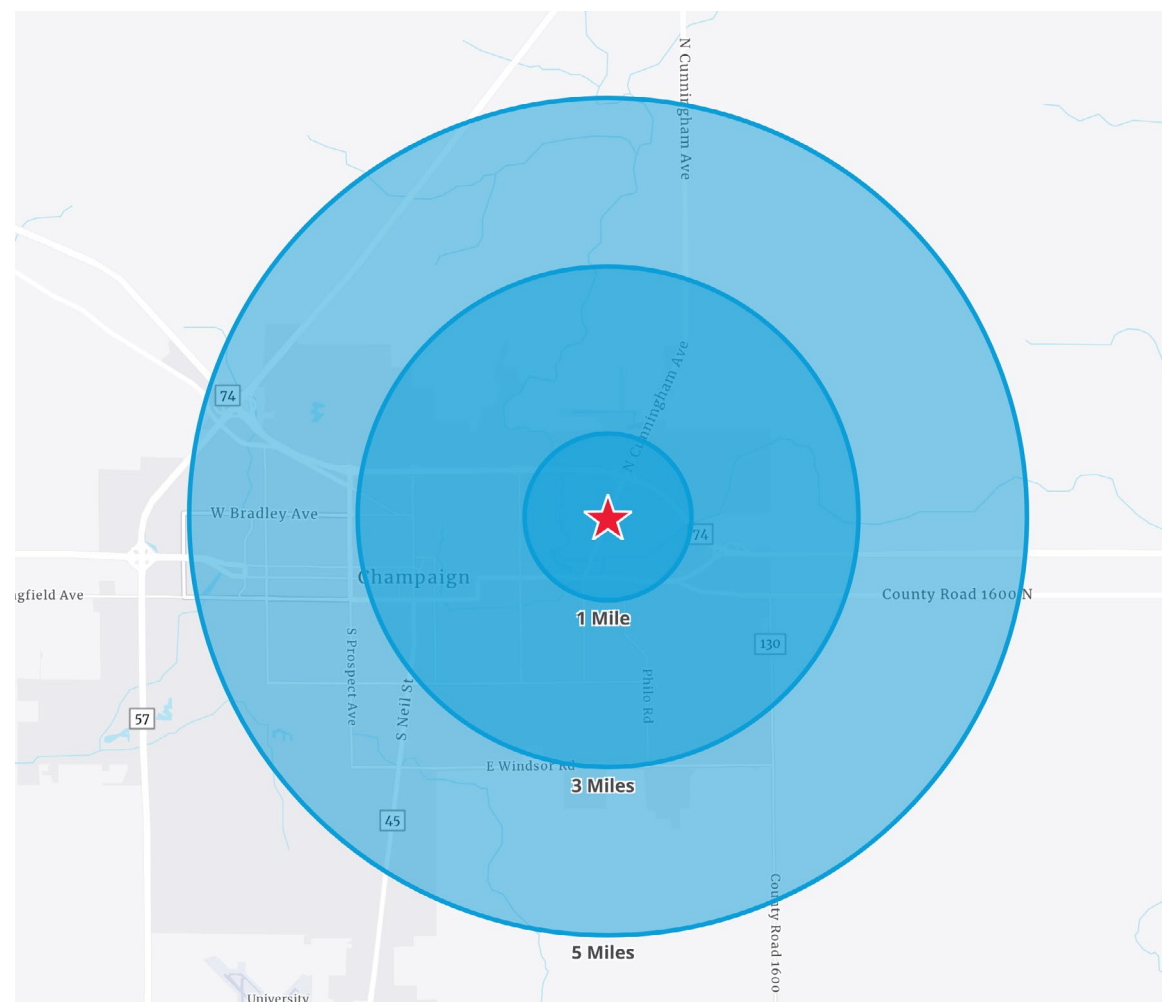
NOI
\$278,680

Cap Rate
8.00%



Building
50,361 SF

Land
6.90 ACRES



1 mile

 **5,594**
people

 **5,920**
daytime pop

 **\$57,596**
average HHI

3 mile

 **81,870**
people

 **100,381**
daytime pop

 **\$63,166**
average HHI

5 mile

 **119,703**
people

 **146,443**
daytime pop

 **\$77,628**
average HHI



Site Plan





Location Overview

Urbana, Illinois sits within the Champaign-Urbana metro, home to the University of Illinois Urbana-Champaign and roughly 56,000 students. The university anchors the regional economy and drives steady, year-round demand for retail, housing, and services. The metro carries a population near 230,000 with a stable employment base led by the university, Carle Health, and Christie Clinic.

The Philo Rd corridor serves established neighborhoods on Urbana's south and east sides and is a primary artery for daily-needs retail. The center benefits from strong daytime population, campus proximity, and consistent traffic counts. Champaign-Urbana is served by Interstates 57, 72, and 74, and by University of Illinois Willard Airport.



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1502-1508 N Cunningham Ave, Urbana, IL 61802. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources he deems reliable. Neither the Owner, nor its officers, employees, or agents make any representation or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you do not wish to pursue negotiations leading to the acquisition of the property at 1502-1508 N Cunningham Ave, Urbana, IL 61802 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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