



for sale

THE BRAKE SHOP

308 S Market St Champaign, IL 61820
19,008 SF STEPS FROM UNIVERSITY OF ILLINOIS



Offering Summary



AVAILABLE SF | 19,008 SF
ASKING PRICE | \$1,450,000
TAXES | \$5,792.16 (2025)
ZONING | C
LOT SIZE | 0.52 AC



Traffic Count:
28,300+ VPD



Population:
107,835 (3 MILES)



Avg HH Income:
\$50,083 (3 MILES)



#Households:
46,668 (3 MILES)

Located on Market Street and Springfield Avenue just steps from the **University of Illinois Urbana Champaign**, this 19,008 SF property presents a prime opportunity for redevelopment or retail use. Surrounded by campus life, downtown energy, and strong neighborhood demand, the site offers excellent visibility and connectivity in one of Champaign's most active corridors.

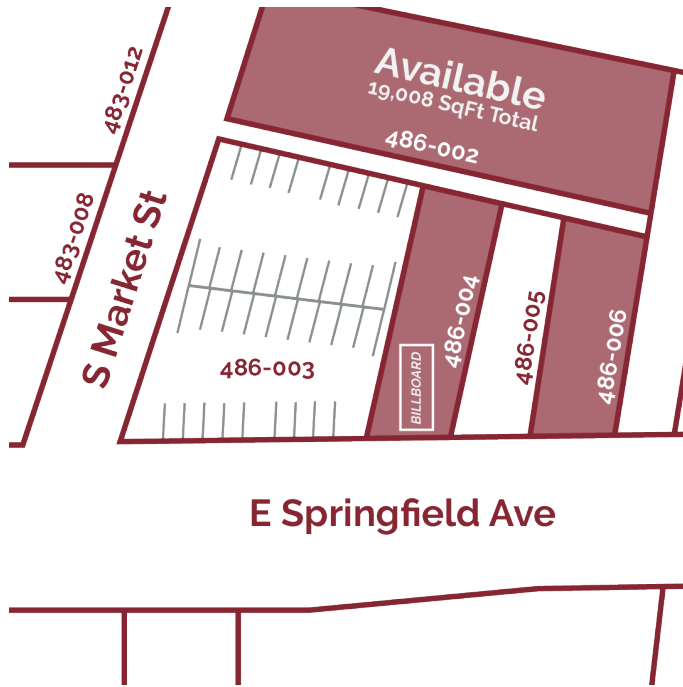
- **Development Potential:** 19,008 SF, currently occupied by The Break Shop
- **Prime Location:** Surrounded by U of I, OSF, Country Market, KAMS Bar, Amtrak, State Farm Center, Seven Saints, Esquire, and more.

Nearby Tenants:

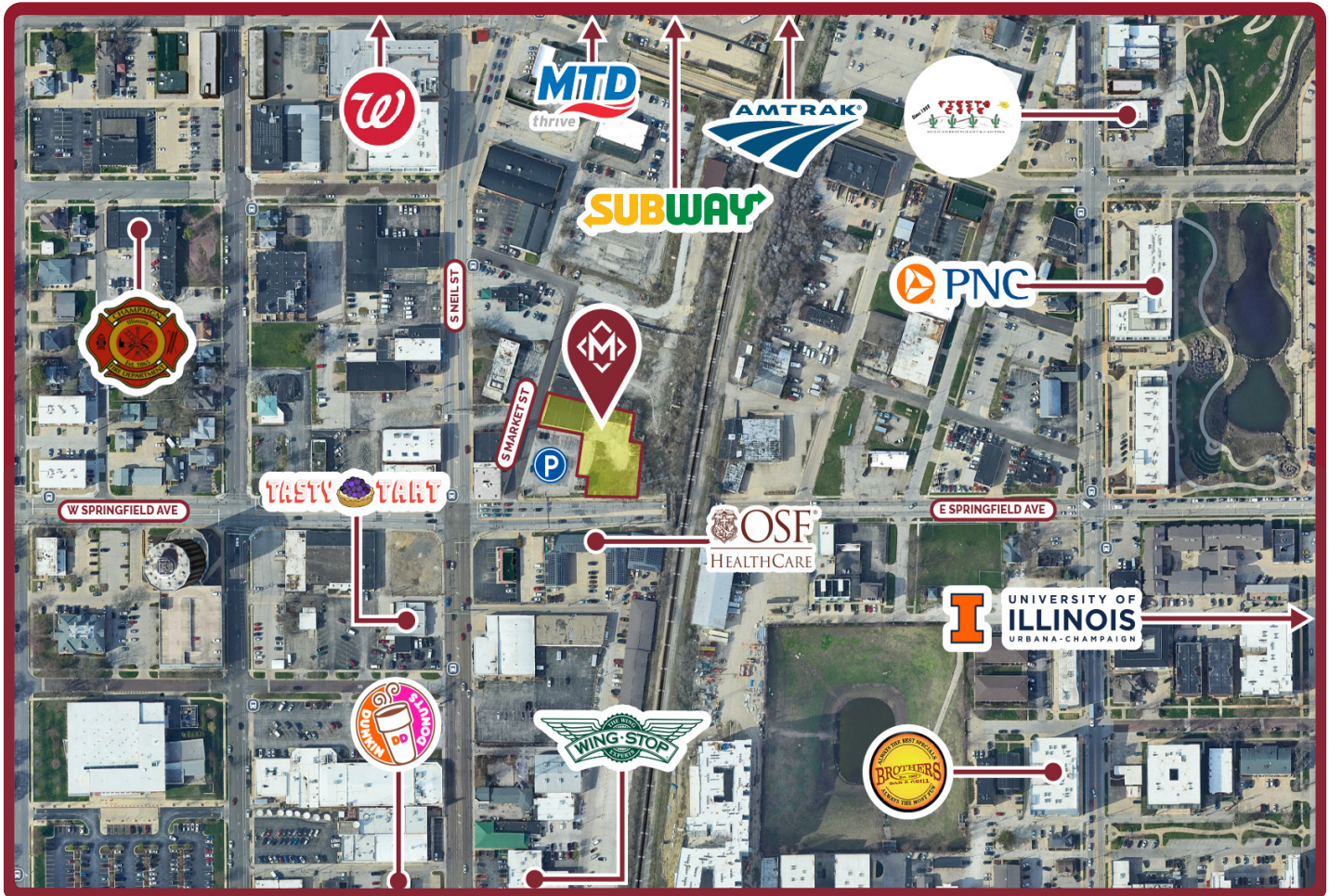


MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
MATANKY.COM

TROY BATES
217-202-3344
TBATES@MATANKY.COM



#	Tenant
1	AVAILABLE (19,008 SF)



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



MATANKY REALTY GROUP
 200 N LASALLE ST, 2350
 312-337-1001
 MATANKY.COM

TROY BATES
 217-202-3344
 TBATES@MATANKY.COM