

MARKET PLACE SHOPPING CENTER

CHAMPAIGN, ILLINOIS



GREAT RETAIL MIX

- Retail mix unmatched in Central Illinois includes Sephora, Banana Republic, Pandora, Eddie Bauer, Teavana, White House | Black Market, Forever 21, LOFT, American Eagle Outfitters and Pink. Located between Chicago, St. Louis and Indianapolis.

FOOD COURT

- A 600-seat food court with eight quick-serve restaurants, featuring a beautiful antique carousel. Full-service restaurants include Buca di Beppo and Old Chicago.

LOCATION

- 10 million customers visit annually.
- Easily accessible on I-74, two miles east of the interchange of I-74/I-57 or off the Market Street exit on I-57.
- Located just two hours south of Chicago and one hour west of Indianapolis.
- The Champaign-Urbana University of Illinois Willard Airport provides direct service to Chicago and Dallas.
- Champaign has an Amtrak station, a major stop on the City of New Orleans line connecting Chicago and New Orleans.
- Champaign-Urbana and the University of Illinois are connected by a national award-winning mass transit bus system, which includes Market Place as one of its major stops.

TRADE AREA

- Home to the University of Illinois with enrollment of 43,000 students from 44 states and 910 countries.
- Nine universities and colleges with enrollment totaling over 80,000 students within 56 miles.
- Champaign/Urbana is the largest MSA market in east-central Illinois.

MAJOR EMPLOYERS

- University of Illinois: 20,000 employees
- Carle Foundation Hospital and Clinic: 5,700 employees
- Champaign and Urbana Schools: 2,100 employees
- Kraft Foods: 1,300 employees
- Parkland College: 1,200 employees
- Presence Covenant Medical Center 1,200 employees

OUR CUSTOMERS ARE AFFLUENT AND READY TO BUY

- 45% of trade-area residents had income in excess of \$50,000 in 2010.
- Households earning more than \$75,000 are projected to increase 7% in the next five years.
- The white-collar daytime employee population numbers nearly 43,000 within 5 miles.
- 37% of trade-area residents are between the ages of 25 and 54.

TOP 3 PERFORMING CATEGORIES

- Jewelry
- Personal care
- Women's accessories and specialty

MALL INFORMATION

LOCATION: Cross streets: North Neil Street and I-74

MARKET: Champaign/Urbana, IL, Home of the University of Illinois

DESCRIPTION: Single-level, enclosed, regional center

ANCHORS: Bergner's, Macy's, Sears and JCPenney. Gordmans and Kohl's are located in Market Place Plaza.

TOTAL RETAIL SQUARE FOOTAGE: 1,044,984

PARKING SPACES: 4,838

OPENED: 1976

EXPANDED: 1984, 1990, 1999

RENOVATED: 1987, 1994, 1999

OTHER FEATURES: A Champaign County Tourist information Center, two sets of family restrooms featuring private nursing and diaper changing areas, an antique carousel, a children's soft play area and family-room-style soft seating areas

PERIPHERAL LAND USE: Restaurant, big box, office.

TRADE AREA PROFILE

2013 POPULATION 214,989

2018 PROJECTED POPULATION 216,815

2013 HOUSEHOLDS 86,621

2018 PROJECTED HOUSEHOLDS 87,703

2013 MEDIAN AGE 30.9

2013 AVERAGE HOUSEHOLD INCOME \$64,496

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$73,124

20 - MILE RADIUS

2013 POPULATION 214,506

2018 PROJECTED POPULATION 216,304

2013 HOUSEHOLDS 86,456

2018 PROJECTED HOUSEHOLDS 87,525

2013 MEDIAN AGE 30.8

2013 AVERAGE HOUSEHOLD INCOME \$64,696

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$73,349

DAYTIME EMPLOYMENT

3 - MILE RADIUS 73,575

5 - MILE RADIUS 97,366

Source: Nielsen

