

**PROPERTY OVERVIEW**

This multi-tenant retail building is located at the southeast corner of Kirby Ave and Neil St, within close proximity to the University of Illinois. The area has various commercial uses for restaurants, hotels, retail centers, and other various business uses. Kirby Ave and Neil St are main arteries that run through Champaign with some of the highest traffic counts in town. The property is well maintained with a flexible floor plan.

Available Suites:

- Suite 1606 – 1,280 SF
- Taxes: \$3.18/SF
- Insurance: \$0.25/SF
- CAM: \$1.19/SF

This property is owned in whole or part by Illinois licensed Real Estate Brokers and principals of Coldwell Banker Commercial Devonshire Realty.

DETAILS

LEASE PRICE:	\$15.00/SF
LEASE TYPE:	NNN
AVAILABLE SPACE:	1,280 SF
BUILDING SIZE:	7,140 SF
ZONING:	CG – Commercial General
NNN Expenses:	\$4.62/SF

AERA DESCRIPTION: This property is located at the southeast corner of the intersection of Neil St and Kirby Ave, just west of the University of Illinois campus. Assembly Hall and Memorial Stadium are 3 blocks east. The Neil St corridor is primarily commercial in nature.

AJ THOMA III, CCIM
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Coldwell Banker Commercial
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RETAIL

1602 S. Neil St. Champaign, IL 61820

FOR LEASE

\$15.00/SF NNN



DEVONSHIRE REALTY



Crossroads Centre
1602-1610 S. Neil
Champaign, IL 61820



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