

CARRIAGE CENTER RETAIL

2017 S. Neil Street, Champaign, IL 61820

FOR LEASE



DEVONSHIRE REALTY



PROPERTY OVERVIEW

Property is located in the new 17 acre development center forecasted to increase traffic to the area. Space is in contrction phase and is to be delivered in vanilla box condition, the exact specifications of which are available upon request or at the CBCDR website. Property includes a multi-tenant sign constructed by the landlord for the development.

FOR MORE DETAILS CONTACT:

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DETAILS

| | |
|-------------------------|---|
| AVAILABLE SF: | 1,780 - 10,800 SF |
| BASE LEASE RATE: | \$17.50-18.00/SF/ NNN |
| BUILDING SIZE: | 10,800 SF |
| ZONING: | CG – Commercial General |
| TRAFFIC COUNTS: | S. Neil St.. – 21,600 VPD Devonshire Dr. – 4,200 VPD |

AREA DESCRIPTION: This redevelopment consists of 17 acres anchored by County Market and to include an Ace Hardware , Home 2 Suites by Hilton, Brixx Fired Pizza, Wendy' s, and Moe's Southwest Grill. Carriage Center is adjacent to Corporate Centre, a 650,000 SF office campus. Just west is the U of I Research Park with a 623,000 SF office park, plus the 45,000 students and 10,000 university faculty and staff .

www.CBCDR.com

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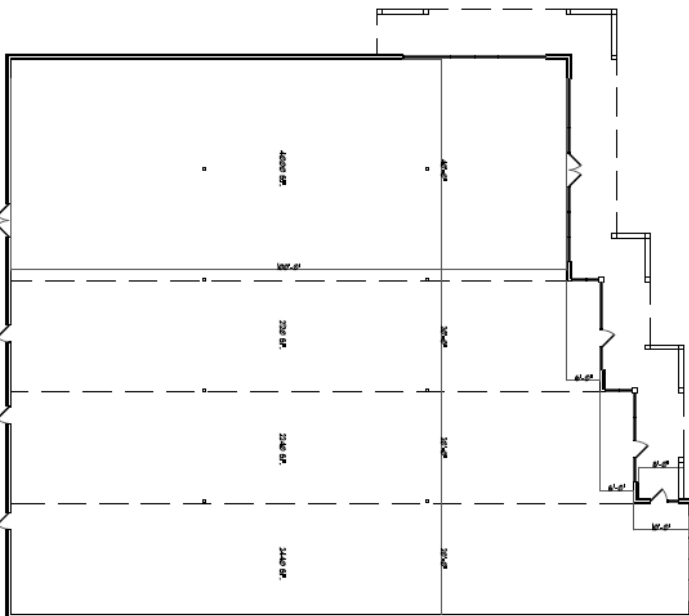
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**COLDWELL
BANKER
COMMERCIAL**

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Demographic Information

| Radius | 1 Mile | 3 Miles | 5 Miles |
|------------------------|----------|----------|----------|
| Population | 8,061 | 105,458 | 144,906 |
| Median Age | 24.3 | 24.9 | 27.1 |
| Households | 2,462 | 42,912 | 59,488 |
| Average Household Size | 2.13 | 2.11 | 2.17 |
| Median HH Income | \$57,149 | \$37,131 | \$40,581 |
| Per Capita Income | \$29,362 | \$25,395 | \$26,681 |
| Average HH Income | \$73,469 | \$57,448 | \$61,210 |

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