



FOR LEASE



512 S. Neil Street,

Champaign, IL 61820

1,188 SF

OFFICE/RETAIL

LEASE PRICE

\$23.00 / SF

LEASE TYPE

NNN

AVAILABLE SPACE

1,188 SF

BUILDING SIZE

10,248 SF

ZONING

CG – General
Commercial

TAX PIN

43-20-13-226-029
43-20-13-226-022

PROPERTY DESCRIPTION

This property is in a prime location with high traffic counts and easily accessible parking from both Neil and Green Streets. The property also has cross parking agreements with two adjacent properties. Suite C is 1,188 SF and configured as Class A office space with lobby/reception area, office/conference room space. Tenants will receive signage at the corner of Green and Neil.

AREA DESCRIPTION

Located at the northeast corner of the intersection of South Neil Street and East Green Street, and south of downtown Champaign and just west of the University of Illinois campus. Neil St is a high traffic north-south arterial road, and Green St is a major campus thoroughfare. The University of Illinois has over 54,000 grad and under grad students. Area retailers include Dunkin Donuts, CVS, Impact Physical Therapy, Cost Cutters, Wing Stop and Hollywood Liquor.



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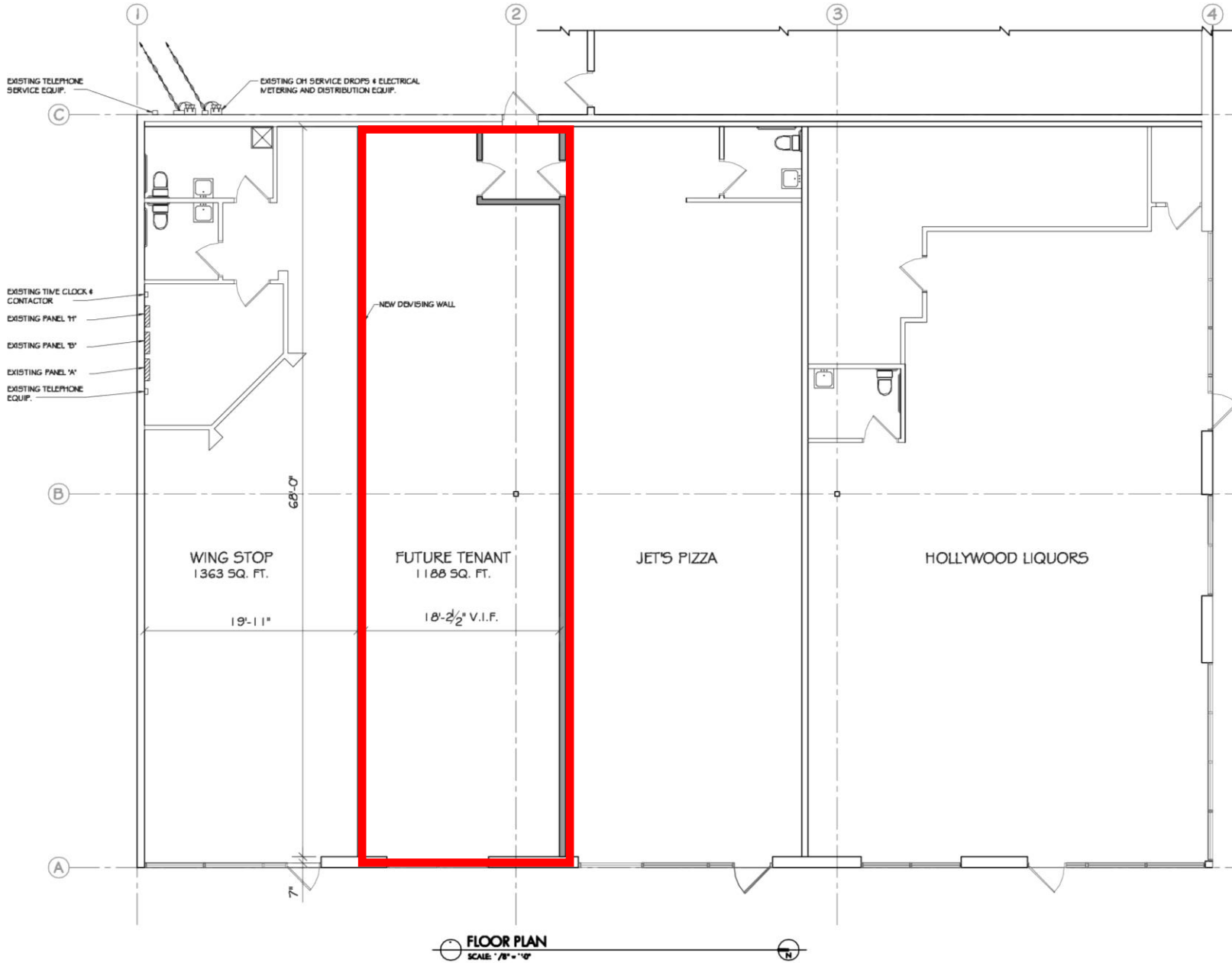
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FLOOR PLAN



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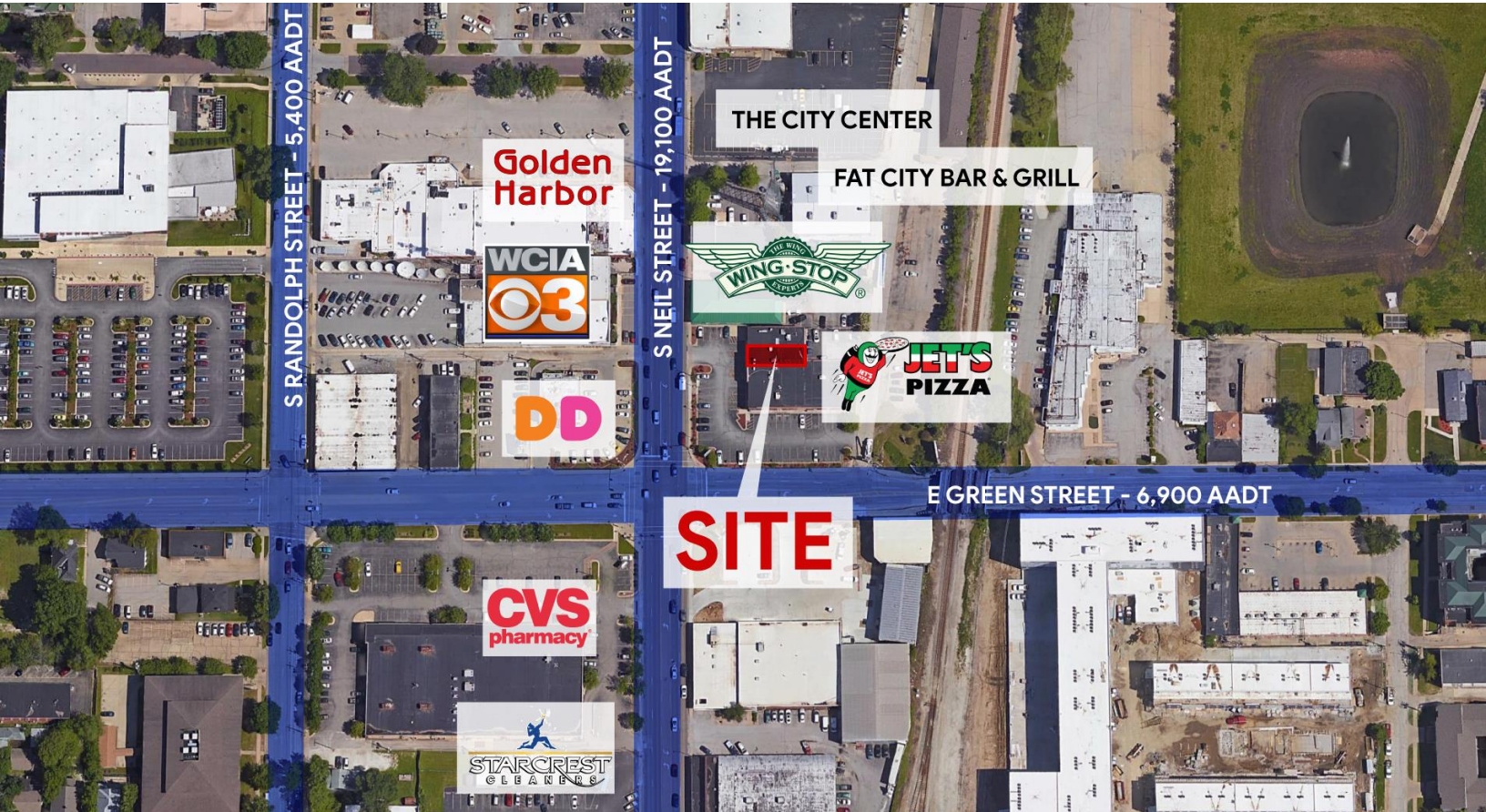


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AERIAL



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