

RETAIL

FOR LEASE
\$14.00 / SF / NNN



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



SUITE 9 & 10

505 S Neil St, Champaign, IL 61820

PROPERTY INFORMATION

AVAILABLE SF

1,232 – 3,032
Unit 9: 1,800
Unit 10: 1,232

BUILDING SIZE

29,858 SF

LEASE PRICE

\$14.00/SF NNN

ZONING

CG – Commercial General

AREA DESCRIPTION

Property is located along South Neil St. (Route 45) and south of Springfield Ave. (Route 10). It is central located in Champaign between downtown Champaign and the University of Illinois's campus.

PROPERTY DESCRIPTION

Space is located in Neil Street Commons along South Neil St. in Champaign. Space has great exposure on three roads, Neil St, Randolph St, and Healey St. In 2014 and 2015 the property went through a major renovation and updated the exterior facade of the building and a new roof was installed in 2015. Unit 9 is currently open retail with storage area and two restrooms and Unit 10 is open retail with one restroom. Unit 9 could also be combined with Unit 10 for a combined square footage of 3,032 SF. Signage is available on both Neil St. and Randolph St. There are 117 parking spaces for the shopping center. Fresh International Market Golden Harbor Restaurant, and Verizon Wireless are the main anchor tenant of the center.



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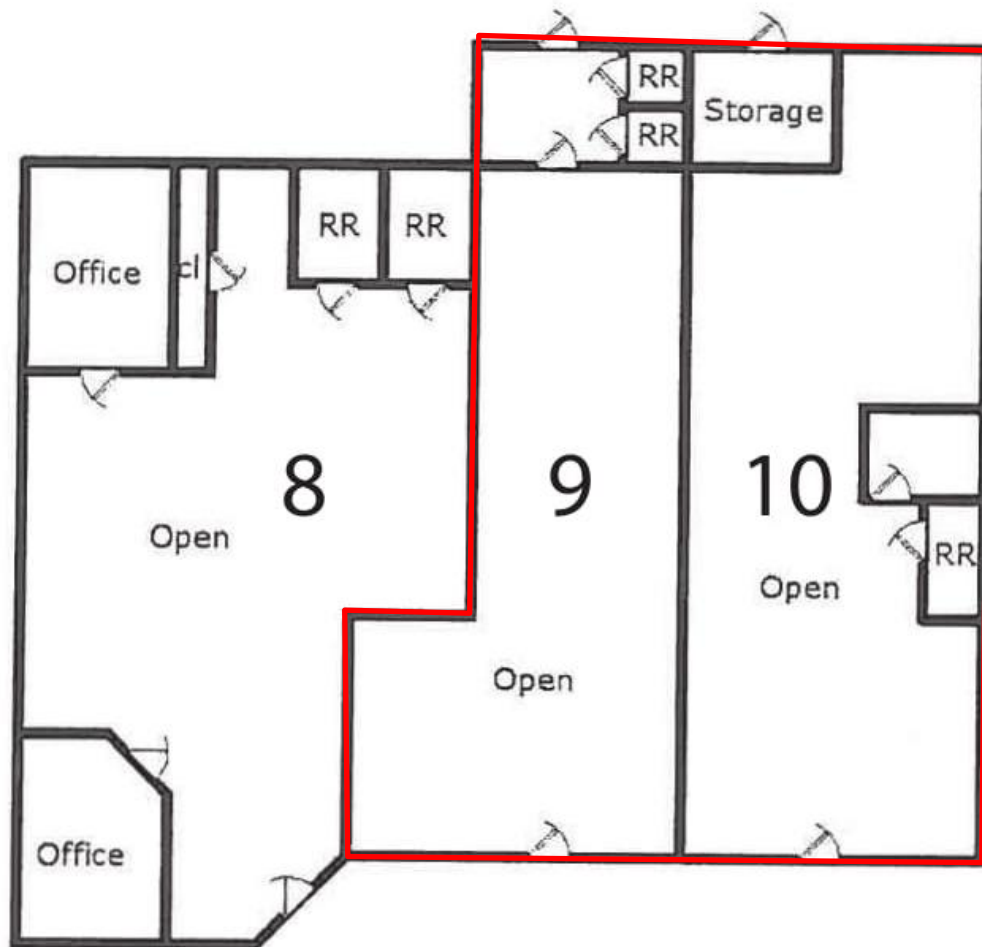
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FLOOR PLAN



Unit 8, 9 & 10



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AERIAL



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