



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1905 N. NEIL ST
\$1,125,000



FOR SALE

1905 N. Neil St.,

Champaign, IL 61820

1.51 AC

RETAIL

RESTAURANT

SALE PRICE

\$1,125,000

ZONING

CG- Commercial General

RE TAXES

\$31,856.86 - 2024

TRAFFIC COUNTS

N Neil St – 13,000 AADT

TAX PIN

41-20-01-204-002

PROPERTY DESCRIPTION

1905 North Neil St. offers a +1.51-acre redevelopment opportunity along a proven retail corridor anchored by Market Place Mall, Costco, Dicks House of Sport and other national retailers. The site features excellent frontage along Neil Street providing strong regional visibility and traffic. Zoned Commercial General, the property allows for a wide range of retail, restaurant and service uses.

Property is owned by a licensed Illinois real estate broker. **

AREA DESCRIPTION

1905 N. Neil St. is located across from the Macy's entrance within Market Place Mall. Located on the signalized intersection of North Neil Street and Convenience Place.



RICHARD HARRINGTON

217-403-3355

Richard.Harrington@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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GIS MAP



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AERIAL



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