



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PRIME 1.51-ACRE COMMERCIAL REDEVELOPMENT SITE

\$1,125,000

REDEVELOPMENT
OPPORTUNITY



1905 N. Neil St.,

Champaign, IL 61820

1.51 AC

BUILD-TO-
SUIT

GROUND
LEASE

LEASE

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 N. Neil St. offers a prime 1.51-acre commercial redevelopment opportunity in Champaign's North Neil retail corridor, directly across from Market Place Mall and near the I-74 interchange.

The former restaurant building has been demolished, creating a clean redevelopment site with excellent visibility and convenient access. The property is surrounded by a strong concentration of national retailers, restaurants, hotels and service businesses.

Ownership will consider a variety of transaction structures, including a sale, build-to-suit, ground lease or lease within a new development.

The site is well suited for restaurant, drive-through, hotel, financial, medical/service or multi-tenant commercial development, subject to applicable approvals and restrictions. Property is owned by a licensed Illinois real estate broker. **

AREA DESCRIPTION

Located along N. Neil Street at Center Drive, directly across from Market Place Mall in Champaign's primary regional retail district. The property is near Costco, DICK'S House of Sport, Dutch Bros and numerous national retailers, restaurants and hotels, with convenient access to I-74.



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**COLDWELL BANKER COMMERCIAL
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SITE INFORMATION / SITE AERIAL

Site Area: 1.51 AC / $\pm 65,531$ SF

Zoning: CG – Commercial General

N. Neil St. Frontage: High-visibility frontage

Primary Access: Village Way / Center Drive

Potential N. Neil St. Access: Right-out access may be available, subject to City approval

Center Drive: Site access

Signalized Intersection: N. Neil St. at Convenience Place / Center Drive

Traffic: 13,000 AADT on N. Neil St.

Site Condition: Cleared & Ready for Redevelopment

Location: Directly Across from Market Place Mall

I-74: 0.3 Miles



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BROAD REGIONAL AERIAL



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TIGHT IMMEDIATE AERIAL



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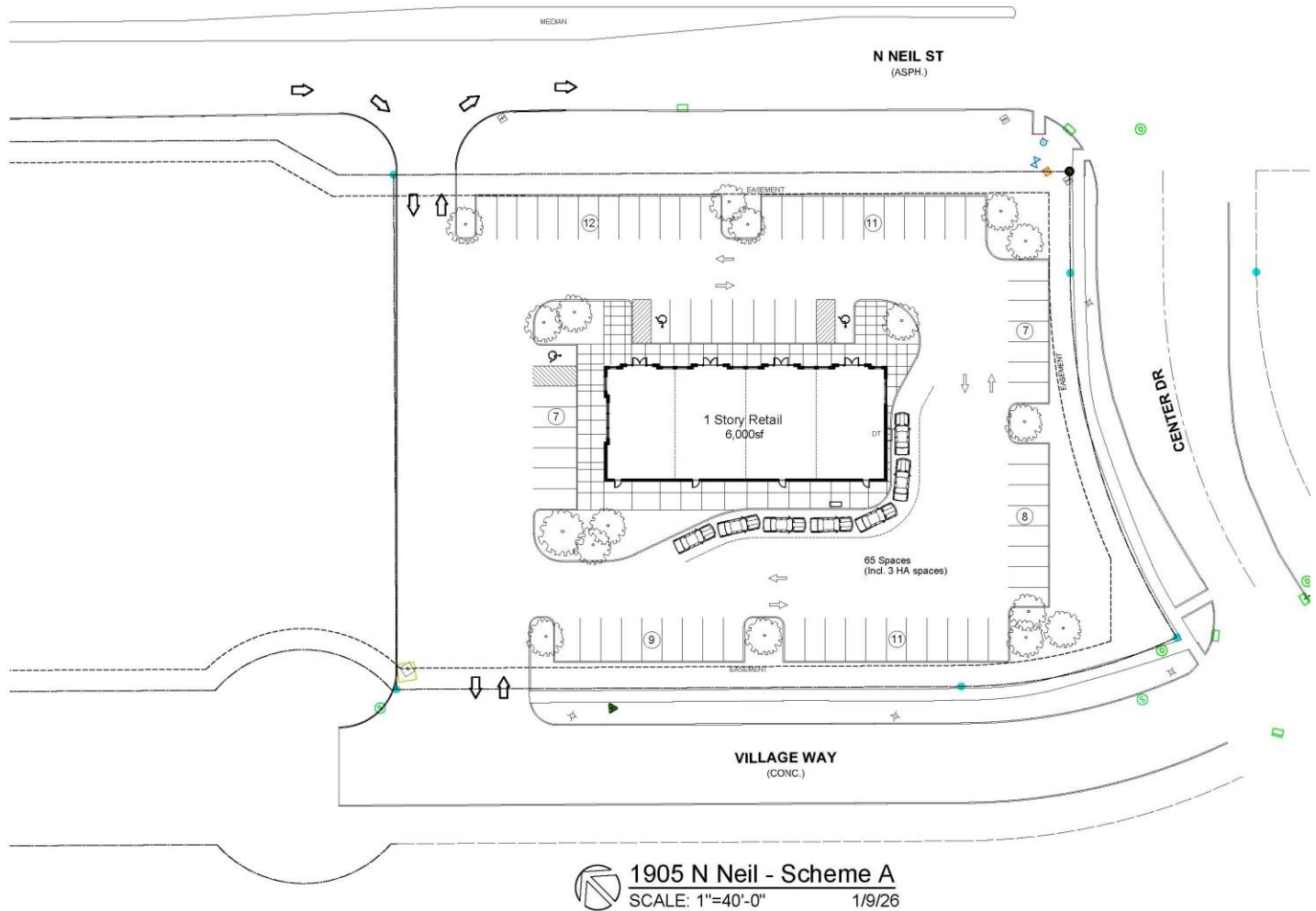
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CONCEPTUAL DEVELOPMENT PLAN

**6,000 SF Multi-Tenant Retail / Drive-Through Concept
±65 Parking Spaces**



*Conceptual plan for illustrative purposes only. Final building configuration, tenant mix, parking and site improvements are subject to tenant requirements and applicable approvals.



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