

RETAIL

FOR LEASE

\$25.00 / SF / NNN



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



1905 N. Neil St.,
Champaign, IL 61820

PROPERTY INFORMATION

AVAILABLE SF
5,200 SF

TAX PIN
41-20-01-204-002

YEAR BUILT
1982

TRAFFIC COUNTS
N. Neil St – 13,000 AADT

AREA DESCRIPTION

Building is located across from Market Place Mall (900,000 SF enclosed mall) and benefits from convenient access to interstate. Area retailers consist of Macy's, Hobby Lobby, TJMaxx, Dick's Sporting Goods, and a brand-new Costco Wholesale expected to open end of 2020. Average annual daily traffic on N Neil Street is 13,000.

PROPERTY DESCRIPTION

Built in 1982, 1905 N. Neil is a freestanding single-tenant building on a 1.52 acre site. Formerly built out as restaurant, landlord is willing to reconfigure the space for retail use and TI packages can be offered for qualified tenants. Building features drive-thru accessibility, large dining area, built out kitchen and ample parking.

PROPERTY HIGHLIGHTS

- Freestanding
- Visibility
- Ample Parking
- Drive-Thru Accessibility
- Turn-Key Restaurant



RICHARD HARRINGTON
217-403-3355
Richard.Harrington@cbcdr.com
cbcdr.com



CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

CBCDR.COM

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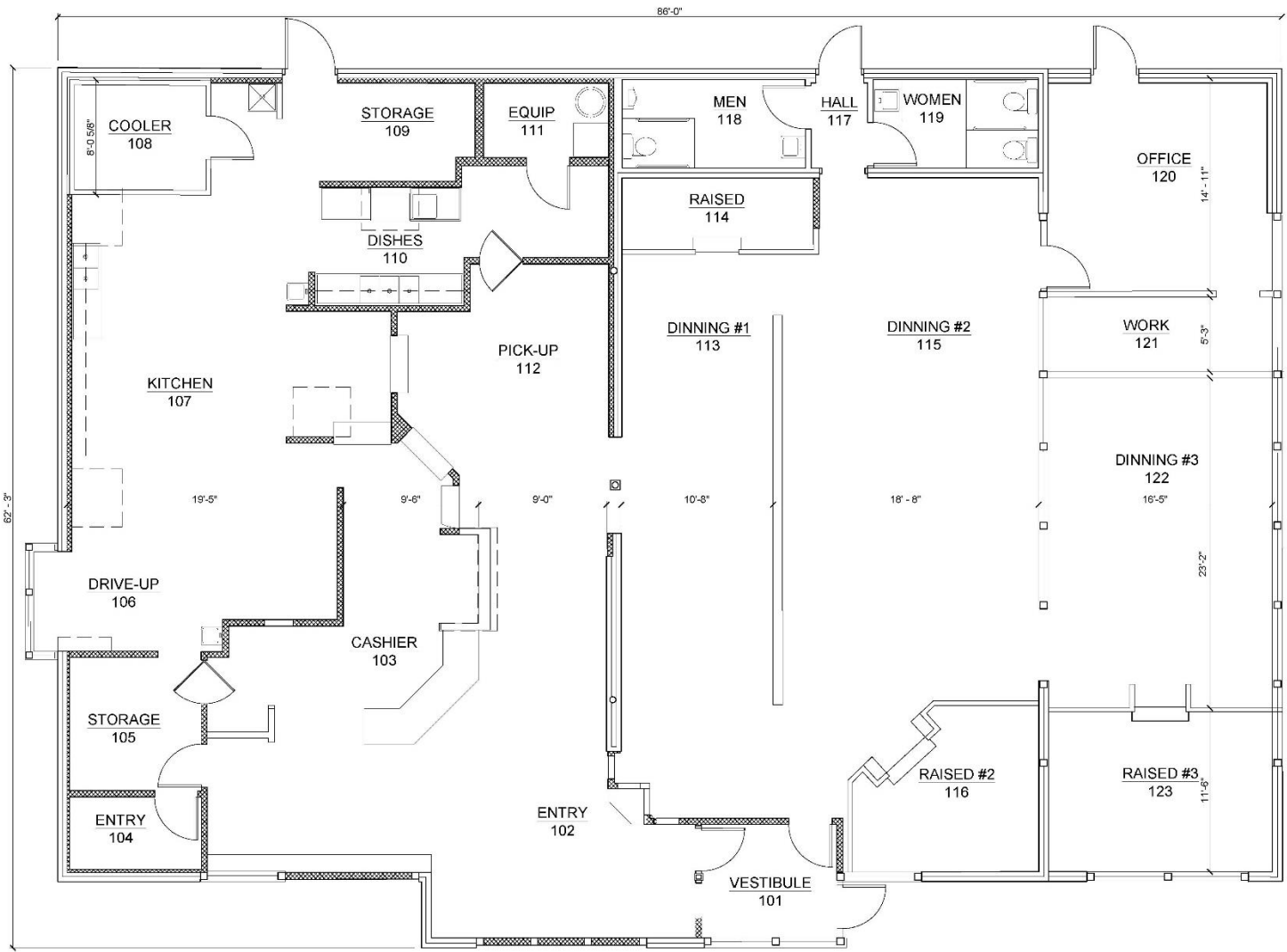
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FLOOR PLAN



FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'



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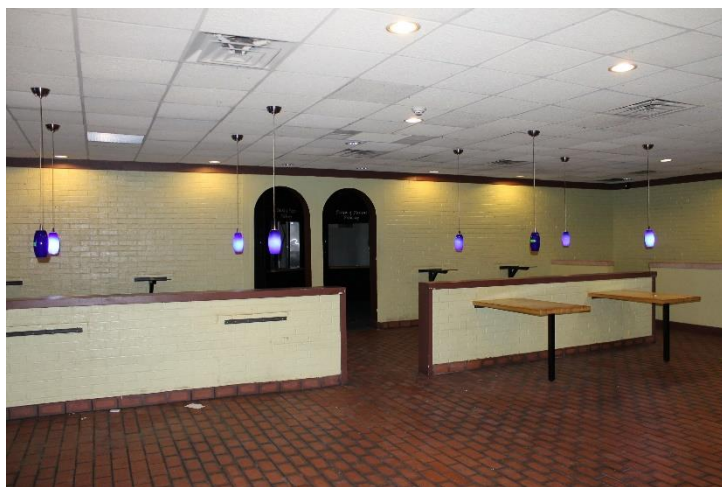
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INTERIOR



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