

Immediate Site Context - 1905 N Neil St

Portillo's
HOT DOGS • BEEF • BURGERS • SALADS



MENARDS

COSTCO
WHOLESALE

**Market
Place Mall**

DICK'S
HOUSE OF SPORT

SITE

1905 N Neil St.
1.51 Acres
Redevelopment
Opportunity

**North Champaign Hotel
Cluster**

LOWE'S

- Signalized access
- High-visibility corridor
- Strong national co-tenancy
- Single- or multi-tenant development

DUTCH BROS
Cafe

**N Neil St - 13,000
AADT**