

RETAIL  
RESTAURANT

# FOR LEASE

## \$32.50 / SF / NNN

 **COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



### 2009 S. Neil Street, Champaign, IL 61820

## Property Information

### AVAILABLE SPACE

2,417 SF

### BUILDING SIZE

4,297 SF

### TAX PIN

45-20-24-251-025

### ZONING

CG – Commercial General

### AREA DESCRIPTION

Carriage Center is a 17-acre development along Neil Street, which is a major north-south commercial corridor through the City of Champaign. The development is anchored by Harvest Market and includes Ace Hardware, Home2 Suites by Hilton, Starbucks, OSF Urgo, AT&T, Orangetheory Fitness, Scotty's Brewhouse, and many others. Carriage Center is adjacent to Corporate Centre; a 650,000 SF office campus, and just west of the University of Illinois Research Park, with nearly 700,000 SF of office space. The University of Illinois is located just east of the subject property and has over 51,000 students and 10,000+ faculty & staff.

## PROPERTY DESCRIPTION

2009-2011 S Neil Street is a 4,297 SF two-tenant retail building built in 2015 at the main entrance to the Carriage Center development along South Neil Street. The 1880 SF south endcap is occupied by Starbucks. The north endcap is available and is 2,417 SF and is currently built-out as a quick-service restaurant, featuring a sizable dining area, cook line with an existing hood, hot plate, and griddles, prep kitchen, 7' x 11' walk-in cooler, office, and men's and women's restrooms. The suite also benefits from a patio for outdoor dining and high visibility and easy access from Neil Street. Signage opportunities exist on the building and on a large pylon sign along Neil Street.

### LEASE PRICE

\$32.50 / SF

### LEASE TYPE

NNN



**Josh Markiewicz**  
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**Tim Harrington**  
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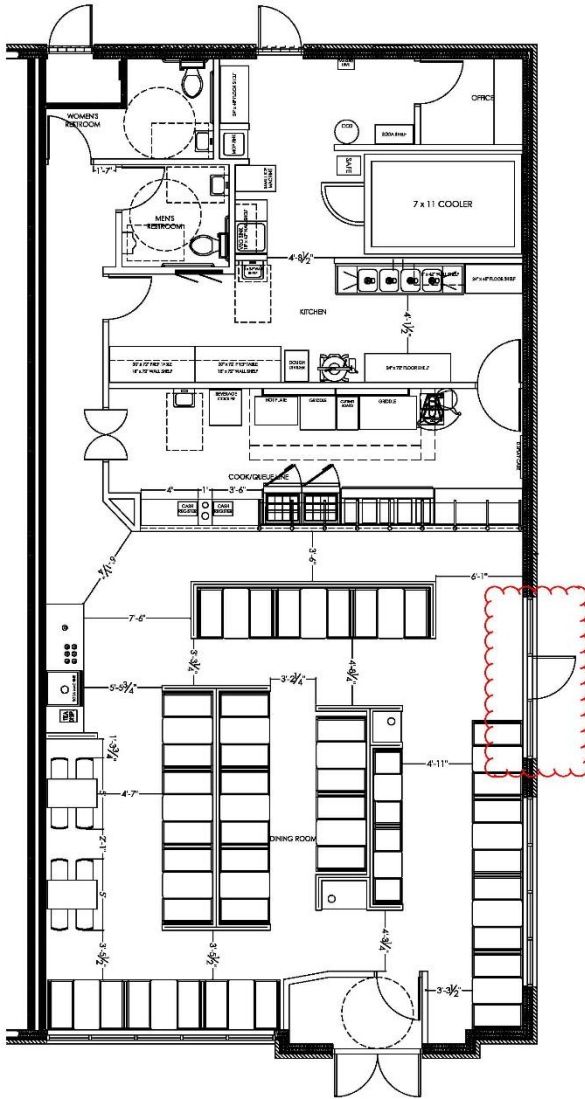
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# Floor Plan



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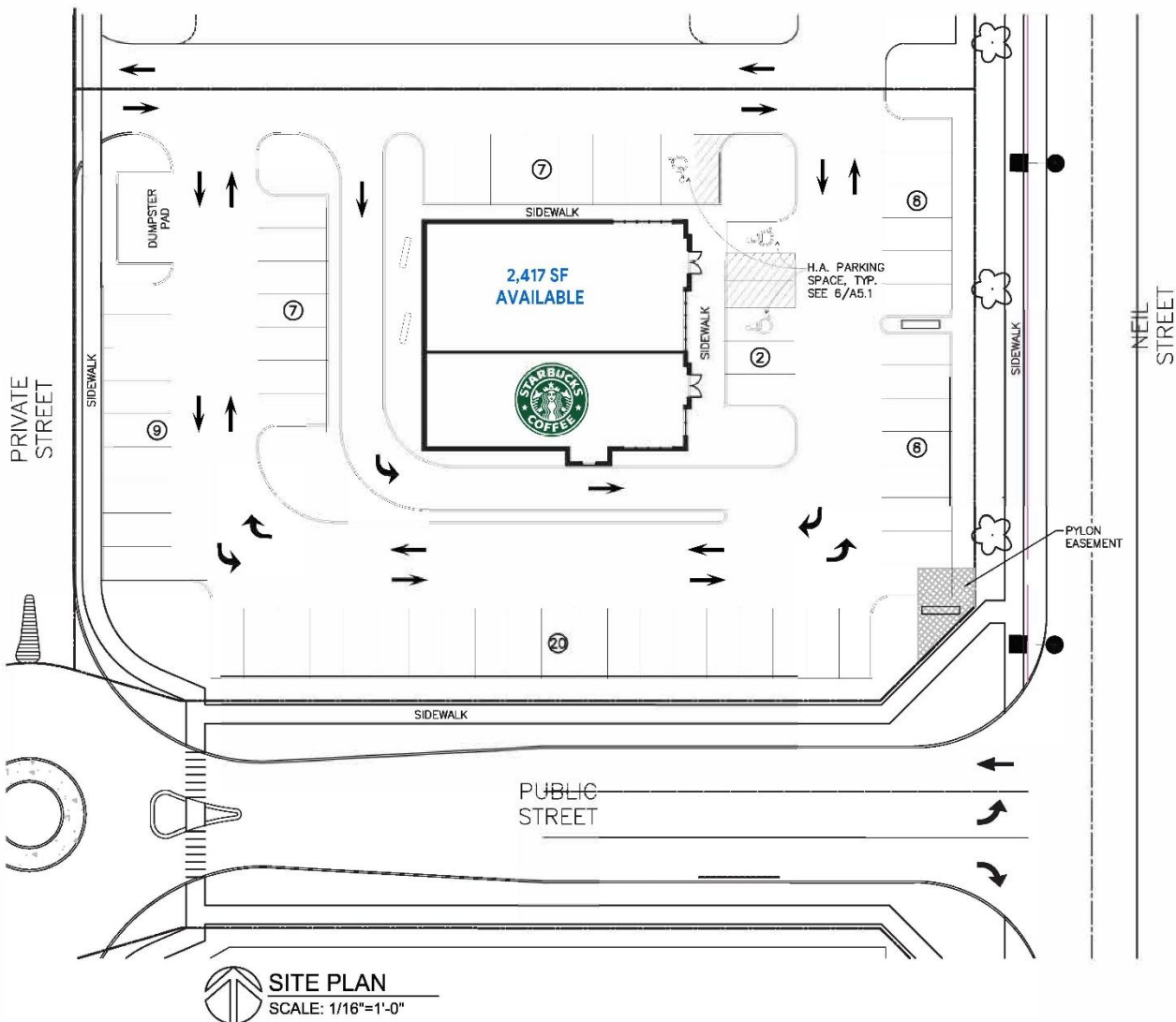


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## Site Plan



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