

FOR LEASE

TBD / NNN



612 S. Neil Street, Champaign, IL 61820

Property Information

AVAILABLE SPACE

1,675 – 3,350 SF

BUILDING SIZE

1,675 – 3,350 SF

LEASE TYPE

NNN

PARKING

26-30 Spaces

PROPERTY DESCRIPTION

612 S Neil Street offers a build-to-suit opportunity to qualified tenants along the highly-trafficked Neil Street Corridor and near the University of Illinois at Urbana-Champaign campus (51,000+ students and 10,000+ faculty & staff). The site offers a prospective tenant with significant flexibility in terms of size and layout and could be up to 1,675 SF with a drive-thru or up to 3,350 SF without a drive-thru. The site is zoned Commercial General and offers approximately 91' of frontage along South Neil Street, multiple access points and is ready for development.

AREA DESCRIPTION

The subject property is located along South Neil Street (20,700 AADT) and just south of Green Street, which is the primary entrance and commercial corridor into the University of Illinois at Urbana-Champaign. The site also lies just south of Downtown Champaign and is surrounded by a wide-variety of property types including retail, office, and multifamily. Nearby businesses include Dunkin', CVS, Little Caesars, Wingstop, Impact Physical Therapy, Fresh International Market, Verizon Wireless, and many others.

PROPERTY HIGHLIGHTS

- Build-to-suit
- High Traffic Corridor
- Great Visibility



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RETAIL

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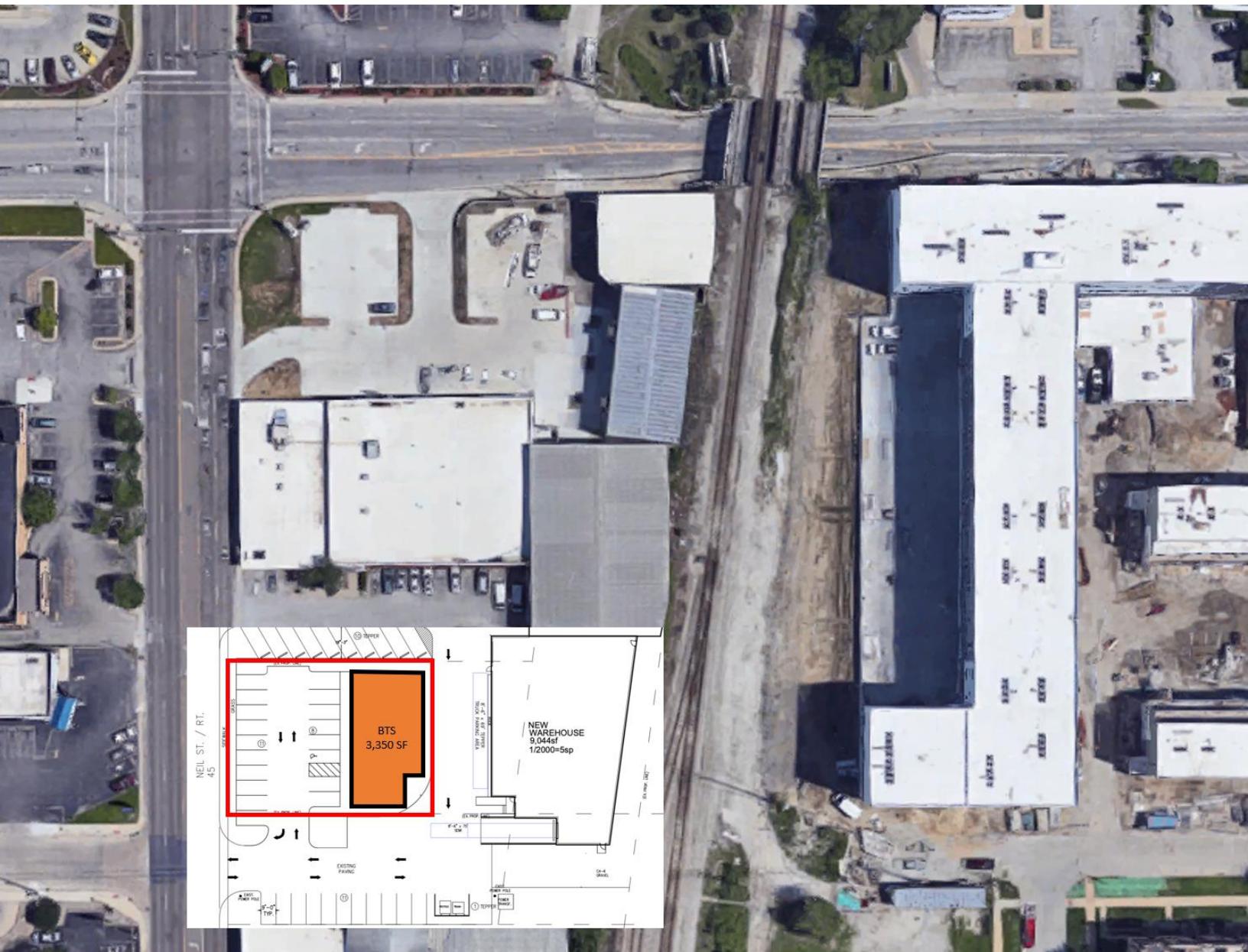
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