

RETAIL

# FOR LEASE

## \$28.00 / SF / NNN



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



## 2003 S. Neil Street, Champaign, IL 61820

### Property Information

#### AVAILABLE SF

1,420 SF

#### BUILDING SF

13,120 SF

#### LEASE TYPE

NNN

#### ZONING

CG – Commercial General

#### TAX ID

41-20-10-451-015

#### YEAR BUILT

2017

### PROPERTY DESCRIPTION

2001-2007 S Neil Street is a 13,120 SF multi-tenant retail building built in 2017 and is located on a corner outlot of the 17-acre Carriage Center development. The available suite is 1,420 SF and located between Scotty's Brewhouse and Smallcakes Cupcakery. The suite is wide-open with a restroom and small storage area in the rear, providing prospective tenant's with significant flexibility. The space is fully sprinkled and benefits from high visibility and easy accessibility from Neil Street, and offers signage opportunities on the building and on a large pylon sign along Neil Street.

### 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.



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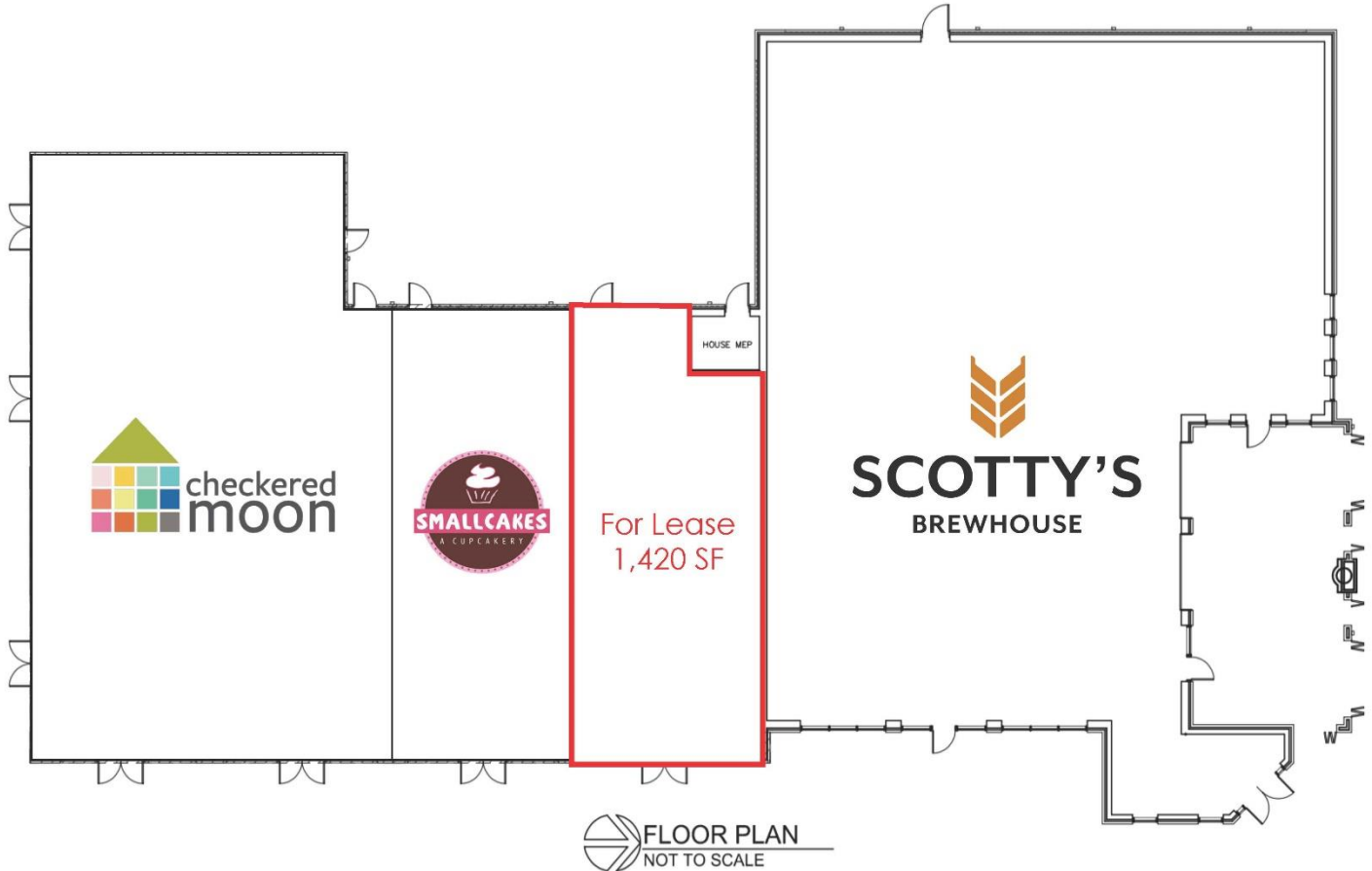
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