

FOR LEASE

\$28.50 / SF / NNN



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



**2033 S. Neil Street,
Champaign, IL 61820**

Property Information

AVAILABLE SF
2,275 SF

LEASE TYPE
NNN

TAX ID
45-20-24-401-006

BUILDING SF
5,341 SF

ZONING
CG – Commercial General

YEAR BUILT
2015

PROPERTY DESCRIPTION

Ideally located at the main entrance to the Carriage Center development, the available suite is 2,275 SF. Subject property is the north end cap of a two-tenant retail building built in 2015. The adjacent end-cap to the south is occupied by Orangetheory Fitness.

AREA DESCRIPTION

Carriage Center is an 17 acre development located in the Major Retail Corridor 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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RETAIL



INVESTMENT

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