

**RETAIL**  
**FOR LEASE**  
**\$16.85 / SF / Modified Gross**

**COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY**



**118 North Neil Street,  
Champaign, IL 61820**

## PROPERTY INFORMATION

**LEASE PRICE**  
16.84 / SF

**AVAILABLE SF**  
1,468 SF

**LEASE TYPE**  
Modified Gross

**ZONING**  
Central Business - CB

**TAX ID**  
42-20-12-430-002

## PROPERTY DESCRIPTION

1,468 SF of open retail space, this property features built out kitchen and serving areas, 2 restrooms, and a dedicated patio for outdoor seating. Conveniently located in the heart of downtown, this space is highly visible along North Neil Street and is surrounded by a blend of local establishments such as Blind Pig Brewery, Watson's Shack and Rail, Hamilton Walker's, Cowboy Monkey and Farren's Pub & Eatery.

## AREA DESCRIPTION

North Neil Street is home to some of the most popular bars and restaurants downtown Champaign has to offer. This property is conveniently located next door to The Bling Pig Brewery and walkable to any downtown destination. Just 1-mile from interstate 74 adding convenience and accessibility for those staying at the nearby 145-bed Hyatt Place or soon to be constructed Aloft by Marriott.



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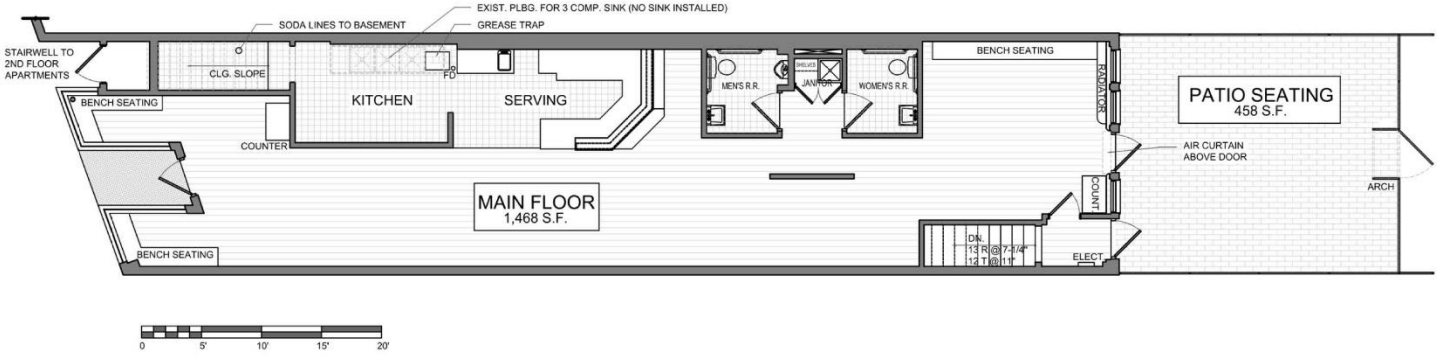
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**Coldwell Banker Commercial  
Devonshire Realty  
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217-352-7712**



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