

## MARKETING PACKAGE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## Shoppes of Knollwood

2131-2229 S Neil Street  
Champaign, IL 61820

### PRESENTED BY:

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## PROPERTY OVERVIEW

Lease Price	\$17.00/SF NNN
Available Space	+/- 1,462 – 8,296 SF
Total Building Size	+/- 38,517 SF
Year Built	1998
NNN Expenses	\$7.45/ SF
Zoning	CG – Commercial General

## AREA DESCRIPTION

Located at the northwest corner of South Neil Street and Knollwood Drive, the Shoppes of Knollwood is a well-known retail destination with tenants including Le Peep, Natural Gourmet, Charles Schwab, Champaign Jewelry, Edward Jones, and many more. The Shoppes of Knollwood is adjacent to Corporate Center; a 650,000 SF office campus, and just west of the University of Illinois Research Park, with 700,000 SF of office space. Its location provides convenient access to the University of Illinois, residential neighborhoods to the south and southwest, Willard Airport, and downtown Champaign.

## SHOPPES OF KNOLLWOOD

The Shoppes of Knollwood is a two-building, 38,517 SF shopping center built in 1998, and ideally located at the lighted intersection of South Neil Street and Knollwood Drive. The Shoppes of Knollwood features an attractive brick facade, large parking field, pylon signage along South Neil Street, and the wide variety of tenants in the shopping center are major traffic drivers for the area. Current availability:

**2141 S Neil Street** is +/- 1,462 SF and located in the north building, and is wide open with a restroom in the rear of the suite.

**2147 S Neil Street** is +/- 1,600 SF and located in the north building. The space was a former hair salon and has a large reception area, open area in the middle for the stylists, one restroom, and two back rooms.

**2149 S Neil Street** is +/- 1,600 SF and located in the north building. The space was the former Sweet Indulgence space and has open retail in the front with multiple hand sinks, gas line for their ovens, one vent (no hood system), grease trap in the floor, one restroom and one office. The space has a 40 gallon water heater and 225 amp electrical service.

**2213 S Neil Street** is +/- 1,600 SF and located in the south building adjacent to Le Peep. The suite is wide open, with a back office, breakroom, and men's and women's restrooms.

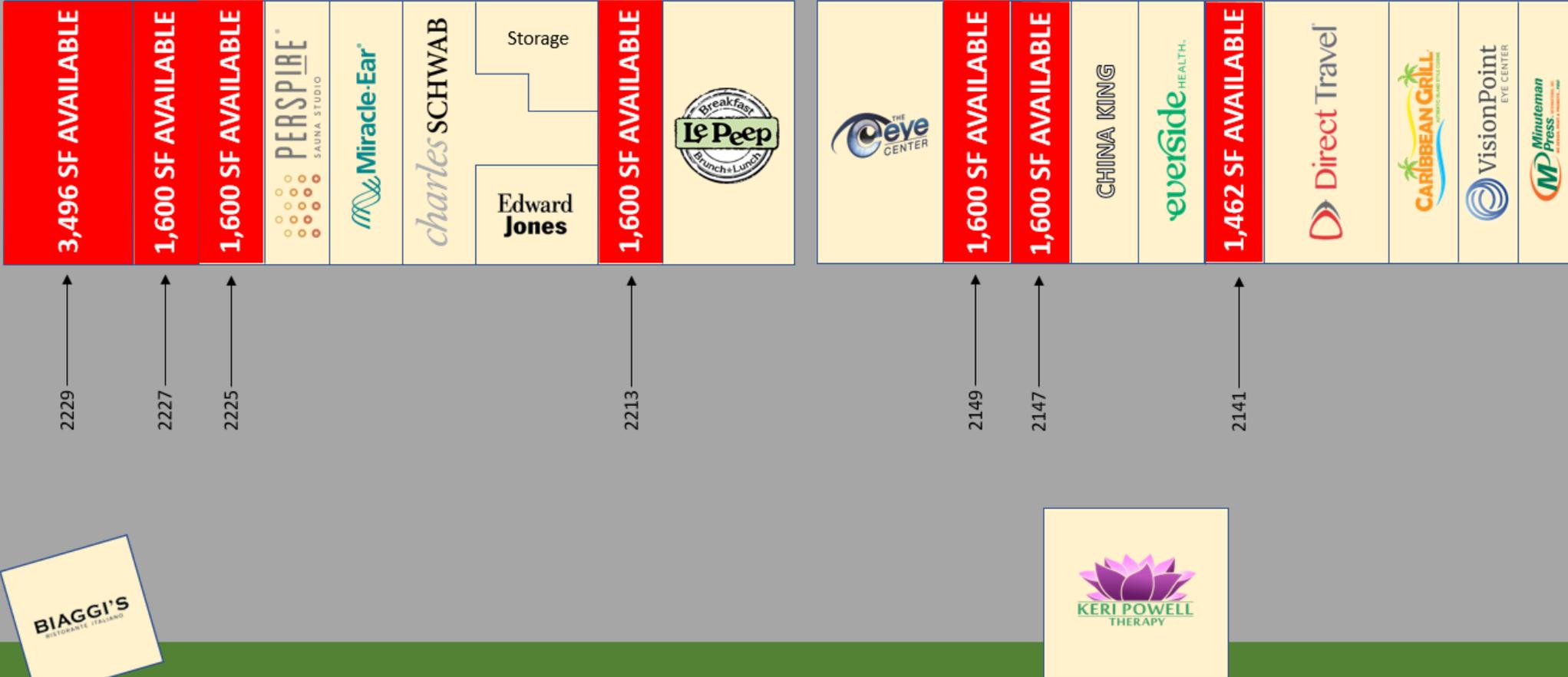
**2225 S Neil Street** is +/- 1,600 SF and located in the north building. The suite has an open retail area with a restroom and storage area in the rear, and an office that was previously used for food prep and has a 3-compartment sink.

**2227 S Neil Street** is +/- 1,600 SF and located in the south building. The suite has an open retail area with a restroom and storage area in the rear, and two changing rooms.

**2229 S Neil Street** is +/- 3,496 SF and located in the south endcap of the south building. The suite was a former bank location with double drive through on the south side of the building. The space has five offices, file storage room, workroom, open lobby area, teller window, two restrooms & breakroom.

**NNN Expenses:** \$7.45/SF South Building and North Building

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**SOUTH NEIL STREET – 20,900 AADT**

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## 2141 S NEIL STREET

Suite Size	+/- 1,462 SF
Asking Price	\$17.00/SF NNN
NNN Expenses	\$7.45/SF

**2141 S Neil Street** is +/- 1,462 SF and located in the north building, and is wide open with a restroom in the rear of the suite.



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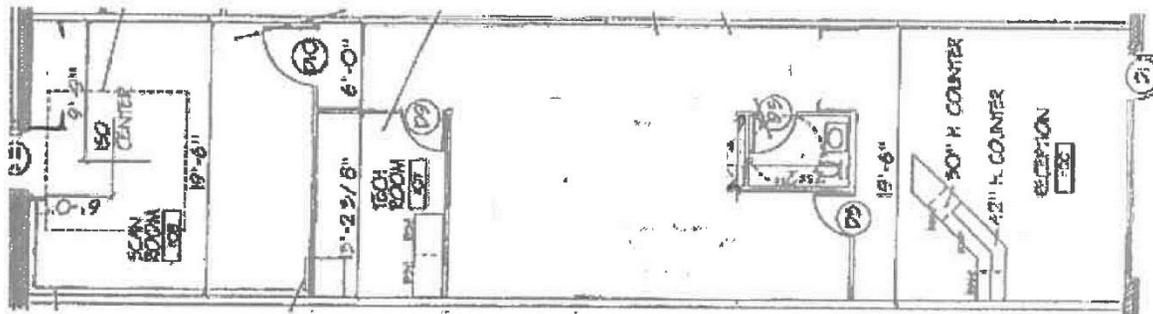


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## 2147 S NEIL STREET

Suite Size	+/- 1,600 SF
Asking Price	\$17.00/SF NNN
NNN Expenses	\$7.45/SF

**2147 S Neil Street** is +/- 1,600 SF and located in the north building. The space was a former hair salon and has a large reception area, open area in the middle for the stylists, one restroom, and two back rooms.



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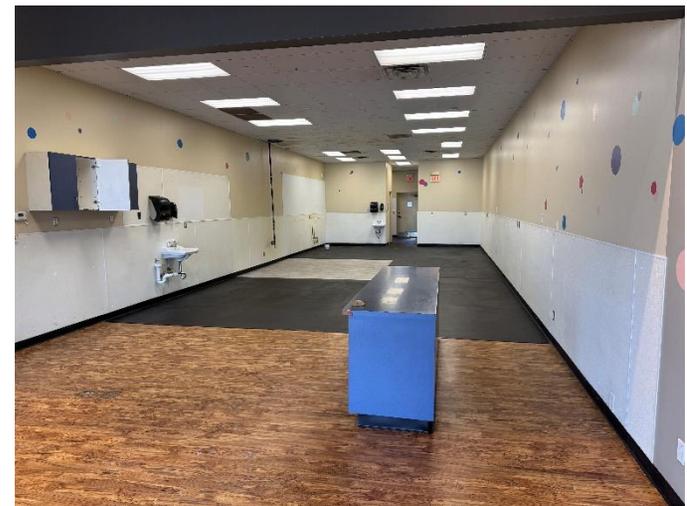


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## 2149 S NEIL STREET

Suite Size	+/- 1,600 SF
Asking Price	\$15.00/SF NNN
NNN Expenses	\$7.45/SF

**2149 S Neil Street** is +/- 1,600 SF and located in the north building. The space was the former Sweet Indulgence space and has open retail in the front with multiple hand sinks, gas line for their ovens, one vent (no hood system), grease trap in the floor, one restroom and one office. The space has a 40 gallon water heater and 225 amp electrical service.



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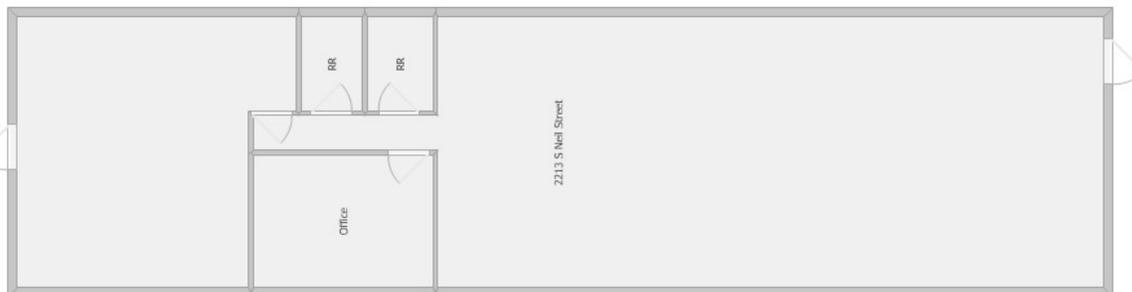


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## 2213 S NEIL STREET

Suite Size	+/- 1,600 SF
Asking Price	\$17.00/SF NNN
NNN Expenses	\$7.45/SF

**2213 S Neil Street** is +/- 1,600 SF and located in the south building adjacent to Le Peep. The suite is wide open, with a back office, breakroom, and men's and women's restrooms.



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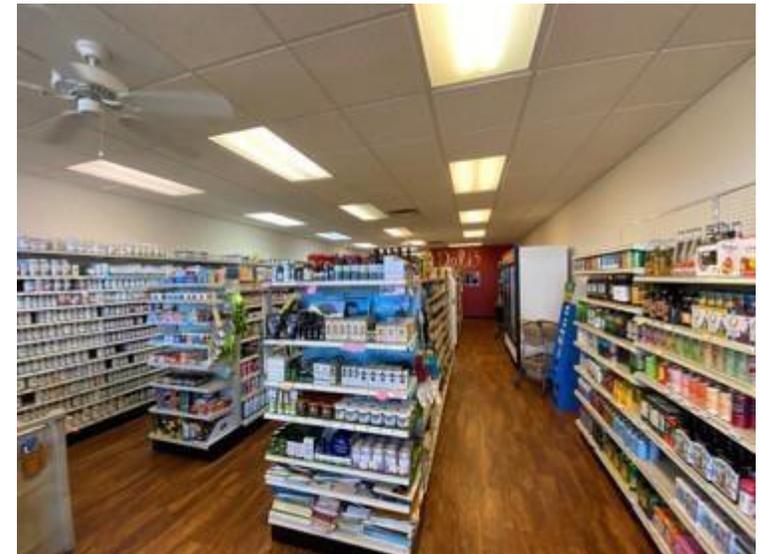
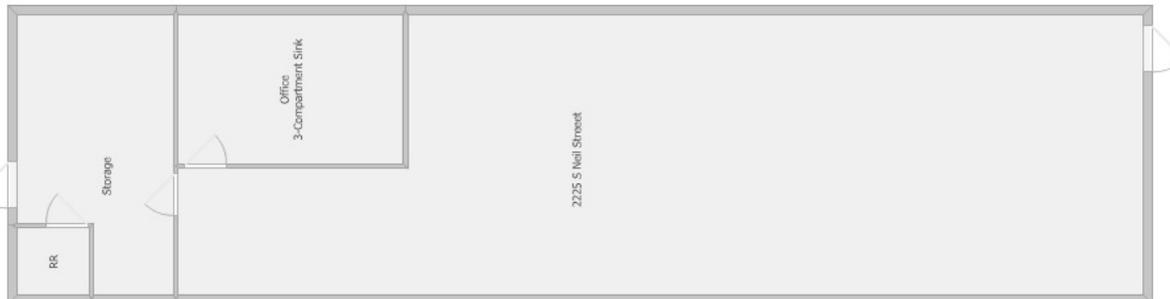


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## 2225 S NEIL STREET

Suite Size	+/- 1,600 SF
Asking Price	\$17.00/SF NNN
NNN Expenses	\$7.45/SF

**2225 S Neil Street** is +/- 1,600 SF and located in the south building. The suite has an open retail area with a restroom and storage area in the rear, and an office that was previously used for food preparate and has a 3-compartment sink.



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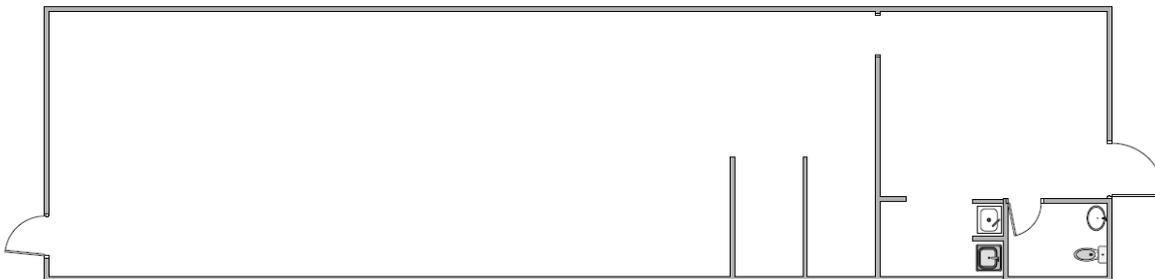


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## 2227 S NEIL STREET

Suite Size	+/- 1,600 SF
Asking Price	\$17.00/SF NNN
NNN Expenses	\$7.45/SF

**2227 S Neil Street** is +/- 1,600 SF and located in the south building. The suite has an open retail area with a restroom and storage area in the rear, and two changing rooms.



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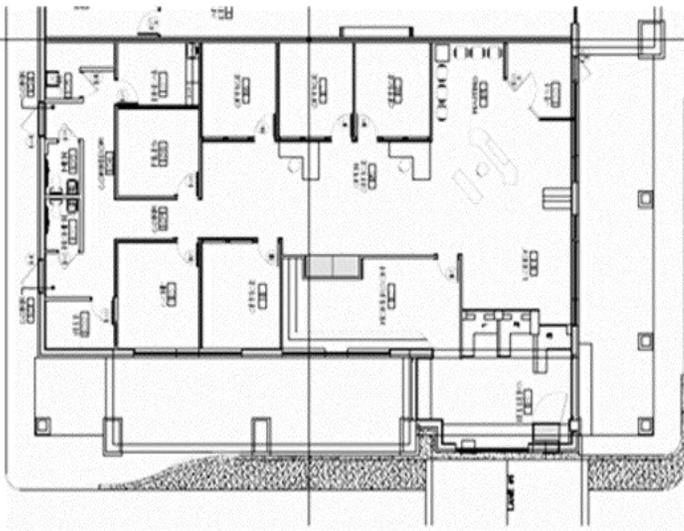


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## 2229 S NEIL STREET

Suite Size	+/- 3,496 SF
Asking Price	\$17.00/SF NNN
NNN Expenses	\$7.45/SF

**2229 S Neil Street** is +/- 3,496 SF and located in the south endcap of the south building. The suite was a former bank location with a double drive through on the south side of the building. The space has five offices, file storage room, workroom, open lobby, teller window, two restrooms and breakroom.



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