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FOR LEASE

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Shoppes of Knollwood

2131-2229 S Neil Street
Champaign, IL 61820



ZACH WETHERELL, CCIM
217.403.3374
Zach.Wetherell @cbcdr.com

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PROPERTY OVERVIEW

Lease Price	$17.00/SF NNN
Available Space	1,600 – 6,696 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:

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.

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.

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 BUILDING (19,297 SF)
2209–2229 S Neil St, Champaign, IL

SUITE	TENANT	SF
2229	Available	3,496
2227	Available	1,600
2225	Available	1,600
2223	Perspire Sauna Studio	1,600
2221	Miracle-Ear	1,400
2219	Charles Schwab	1,979
2217	Available	1,722
2215	Edward Jones	1,100
2213	Salon Moxie	1,600
2209	Le Peep	3,200

NORTH BUILDING (19,220 SF)
2131–2151 S Neil St, Champaign, IL

SUITE	TENANT	SF
2151	The Eye Center	3,200
2149	Available	1,600
2147	Available	1,600
2145	China King	1,600
2143	Everside Health	1,584
2141	Direct Travel	1,462
2137	Another Nine	3,200
2135	Tacos & Arepas	1,600
2133	VisionPoint Eye Center	1,600
2131	Minuteman Press	1,600

ATM PAD – AVAILABLE

NOT A PART (N.A.P.)

- Biaggi's Ristorante Italiano
- Keri Powell Therapy

Shoppes of Knollwood

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North Building



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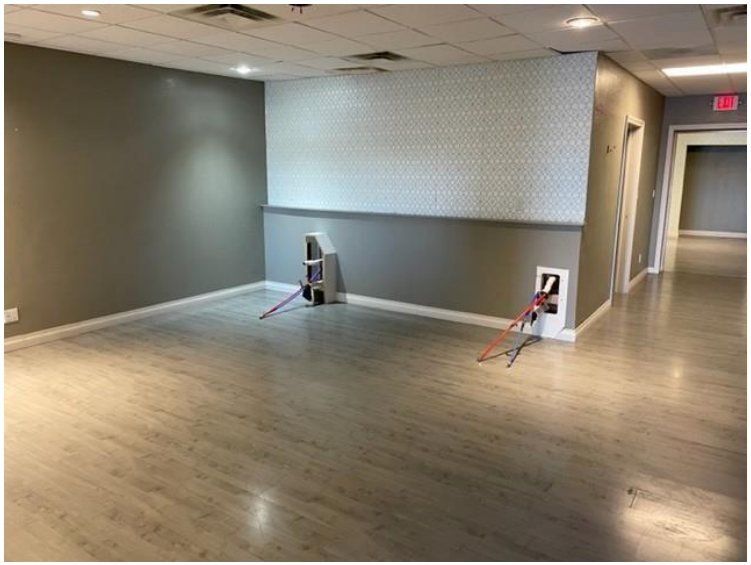
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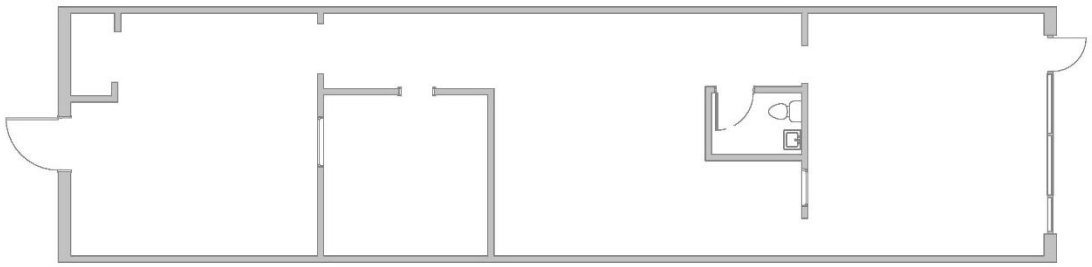
2147 S NEIL STREET

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

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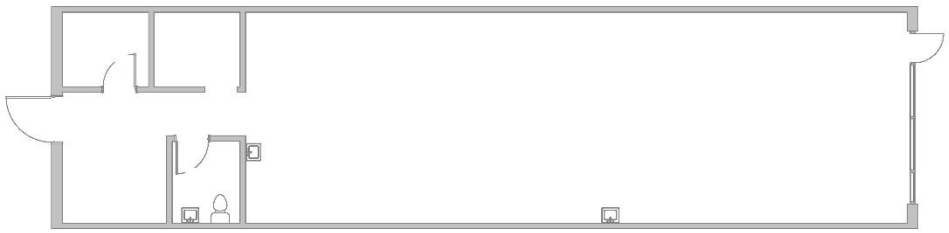
2149 S NEIL STREET

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South Building



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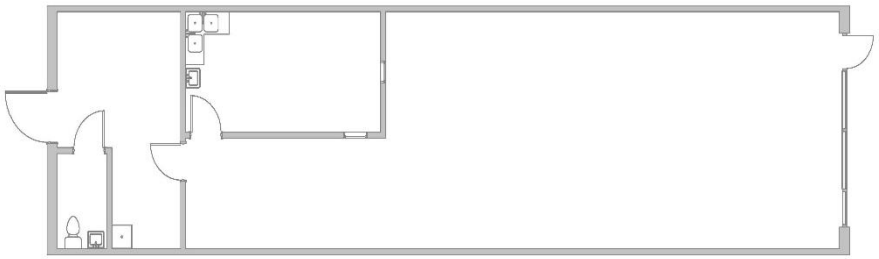
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2225 S NEIL STREET

Suite Size	+/- 1,600 SF
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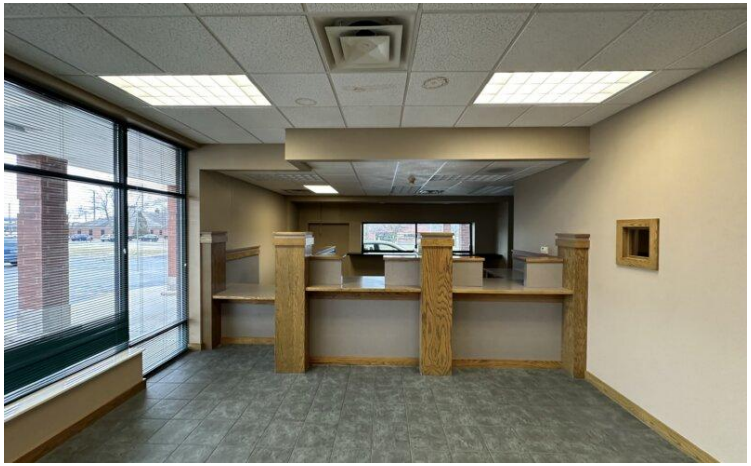
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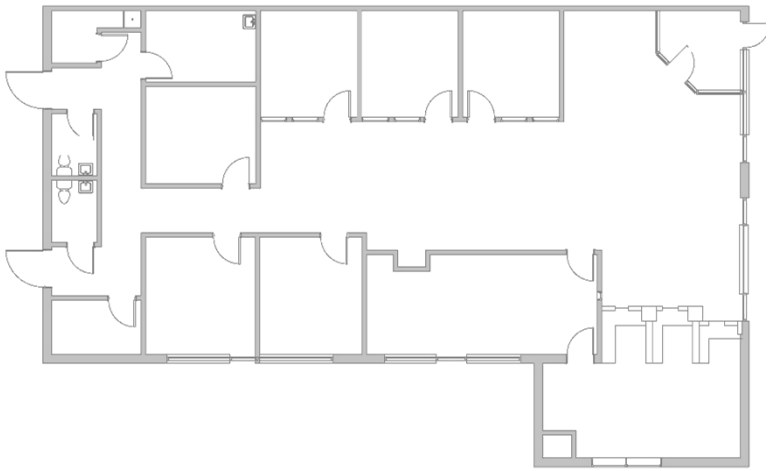
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2229 S NEIL STREET

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

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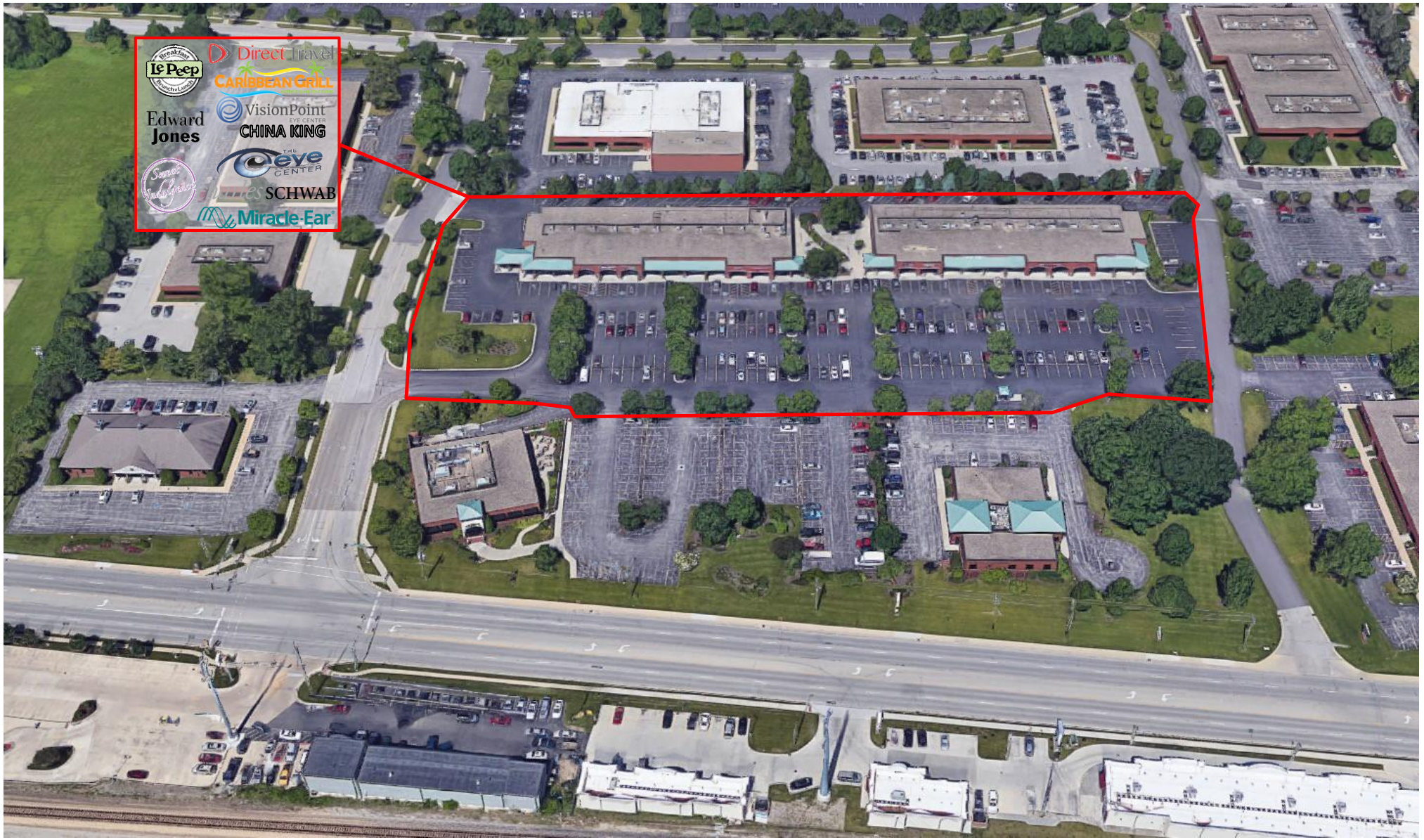


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