COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

CARRAGE CENTER

LEASE: $16.00 / SF / NNN

FOR LEASE



2017 S Neil Street

Champaign, IL 61820

3,966 SF **RETAIL** **OFFICE**

LEASE PRICE

$16.00 / SF NNN

AVAILABLE SPACE

3,966 SF

BUILDING SF

9,200 SF

ZONING

CG- Commercial General

NNN EST.

$6.50/ SF

PROPERTY DESCRIPTION

Position your business in Carriage Center at 2017 S Neil Street in Champaign. This 3,966 SF end-cap space offers an open floor plan, high ceilings, large windows, and ample storage, making it well suited for retail or office use. The property features shared on-site parking and sits within a 17-acre development near Harvest Market, Starbucks, Orangetheory Fitness, Corporate Centre, and the University of Illinois Research Park.

AREA DESCRIPTION

2017 S Neil is a 9,200 SF, three-unit retail and office property in Carriage Center, one of Champaign's most established commercial destinations. Built in 2015 and zoned Commercial General.

The property is situated within Carriage Center's 17-acre development, alongside major draws including Harvest Market, Starbucks, and Orangetheory Fitness. It benefits from a large, connected shared parking lot serving the broader development. Its location near Corporate Centre and the University of Illinois connects the property to nearby businesses, professionals, and over 80,000 students. With convenient parking, established neighboring destinations, and a multi-tenant configuration, 2017 S Neil Street offers an appealing investment opportunity in a well-established Champaign trade area.



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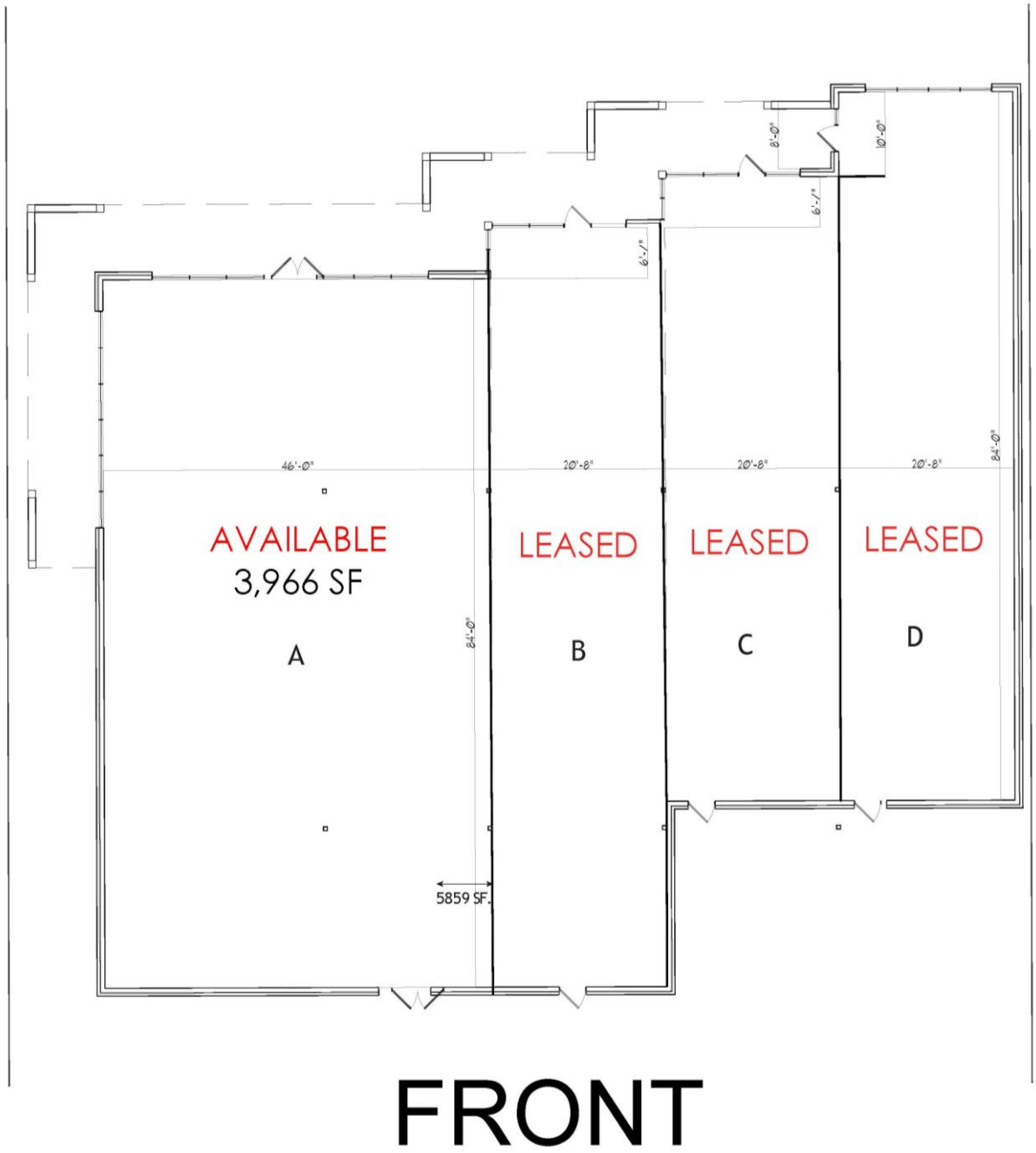
FLOOR PLAN





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