



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CARRIAGE CENTER RETAIL SPACE FOR LEASE

\$16.50 / SF / NNN

FOR LEASE



2017 S Neil Street

Champaign, IL 61820

5,859 SF

RETAIL

OFFICE

PROPERTY DESCRIPTION

This property is 5,859 SF retail building built in 2015. Property is best suited for retail or office use as it is located in Carriage Center . Finished out open floor plan with open ceilings, large windows, storage and is an end cap of the building. Plenty of parking on site in front of the space.

AREA DESCRIPTION

This development consists of 17 acres anchored by Harvest Market upscale grocery store, to include Ace Hardware, Home2 Suites by Hilton, Moki Sushi, Moe's Southwest Grill, Slim Chickens, Orangetheory Fitness, AT&T, Starbucks, Rainstorm Car Wash and Aspen Tap House. Carriage Center is adjacent to Corporate Centre, a 650,000 SF office campus. Just west is the U of I Research Park with a 623,000 SF office park, plus the 45,000 students and 10,000 university faculty and staff .

LEASE PRICE

\$16.50 / SF / NNN

AVAILABLE SIZE

5,859 SF

YEAR BUILT

2015

BUILDING SF

9,340 SF

TAX PIN

45-20-24-251-021

ZONING

Commercial General



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



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201 W Springfield Ave. 11th Floor
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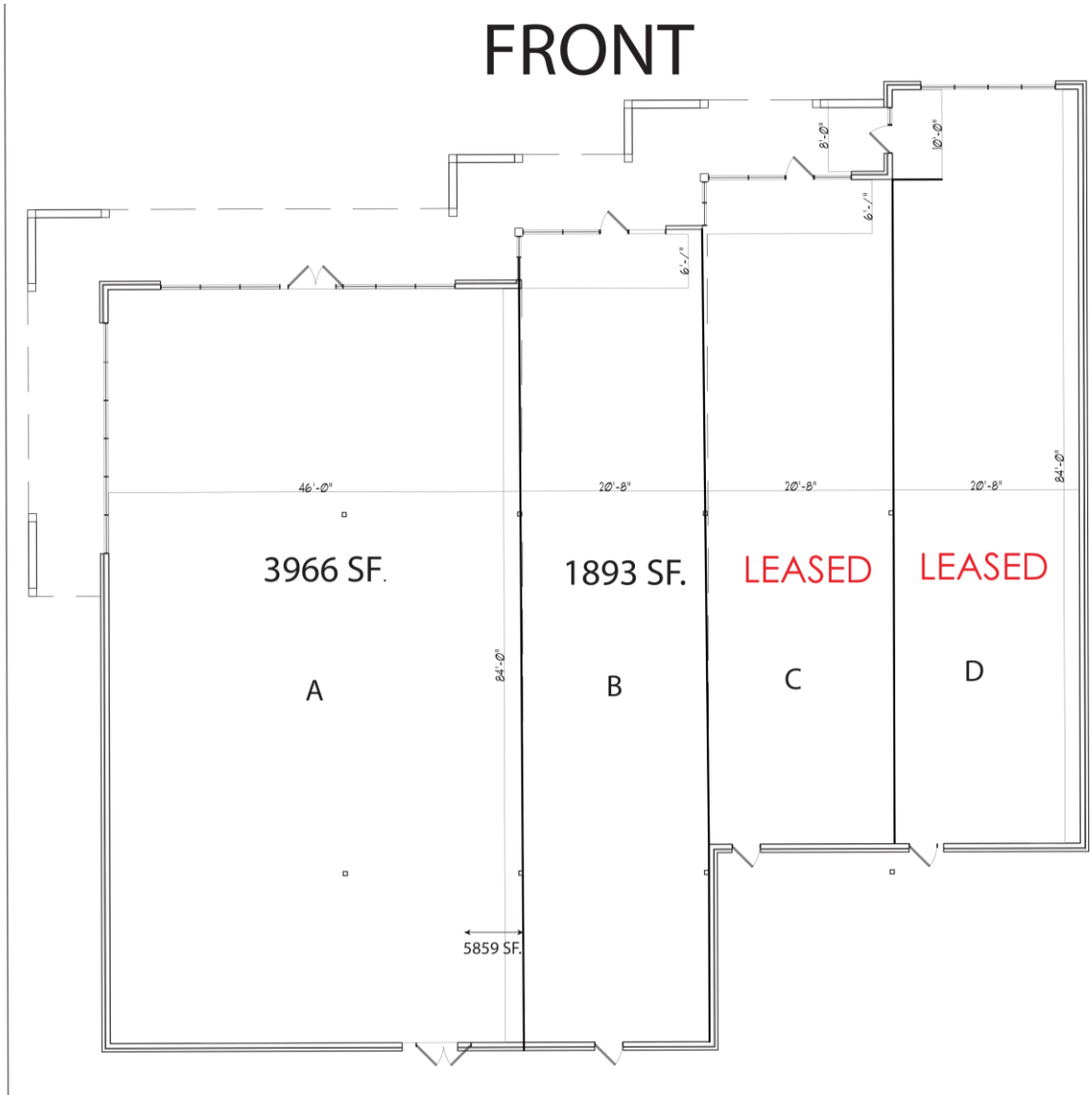
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FLOOR PLAN



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AERIAL

2017 S. Neil St.

SITE

DEVONSHIRE DR

W. Kirby Ave. - 16,400 AADT

S. Neil St. - 21,200 AADT

ILLINOIS

51,196 STUDENTS	651 BUILDINGS
10,977 FACULTY & STAFF	6,370 ACRES



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