



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

SOUTH NEIL ST. RETAIL/OFFICE SPACE

\$18.00 SF / NNN = \$5.20

FOR LEASE



2106-2020 S. Neil Street

Champaign, IL 61820

**1,951 &
1,428 SF**

**OFFICE/
RETAIL**

INVESTMENT

LEASE PRICE

\$18.00 SF

LEASE TYPE

NNN = \$5.20

BUILDING SIZE

8,844 SF

YEAR BUILT

2017

ZONING

CG

OCCUPANCY

70%

PROPERTY DESCRIPTION

2106–2020 S. Neil Street is a single-story brick retail/office building offering flexible floor plans suitable for both retail and service-oriented users. The property features on-site parking, large storefront windows for display and natural light, and a layout that accommodates multiple tenants. The building presents a mix of business and retail uses and benefits from strong visibility along a high-traffic corridor.

AREA DESCRIPTION

The property is located along the South Neil Street retail corridor, one of Champaign’s primary commercial thoroughfares. The area includes a mix of local retailers and national franchises and benefits from close proximity to the University of Illinois campus and Research Park. Strong traffic counts and surrounding residential density support consistent commercial activity in the corridor.



JAY SIKORSKI
217-352-7712
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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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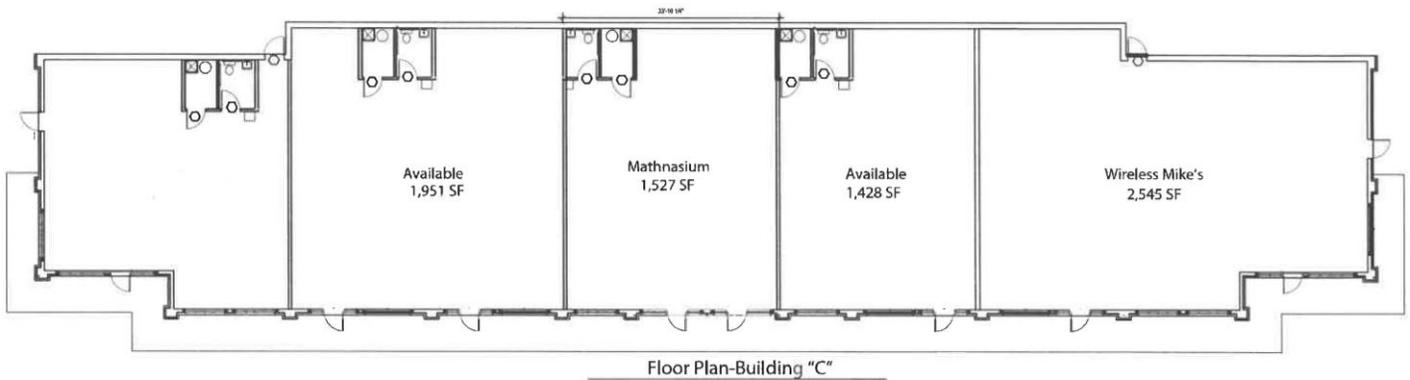
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FLOOR PLAN – BUILDING C



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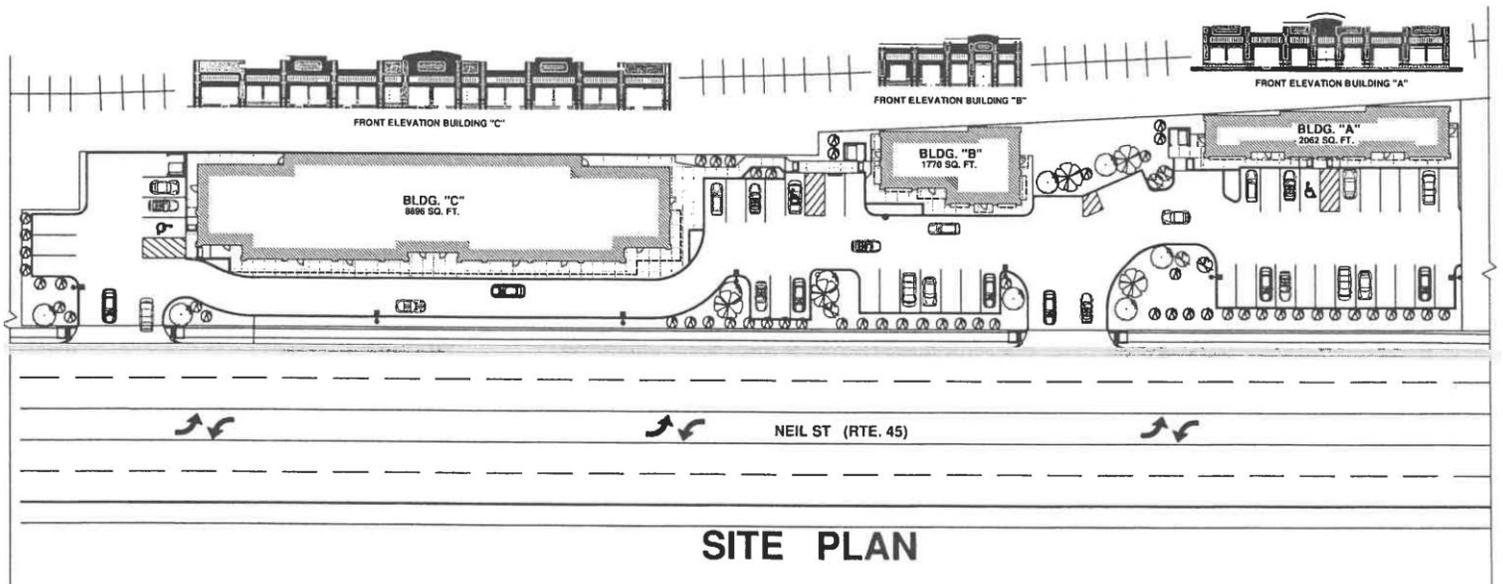
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SITE PLAN – BUILDING C



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PLAT MAP – BUILDING C

LOCATION MAP
N.T.A.

PRELIMINARY/FINAL PLAT
SARUS GALLERIA
LOT 203 OF A REPLAT OF LOT 2 OF MMT SUBDIVISION
AND A PART OF THE SOUTHEAST 1/4 SECTION 24, T19N, R0E OF THE 3rd PM
CHAMPAIGN COUNTY, CHAMPAIGN, ILLINOIS

OWNER/DEVELOPER: SARUS DEVELOPERS, LLC
4411 BROOKSHIRE CIRCLE
CHAMPAIGN, IL 61822

ENGINEER/SURVEYOR: MSA PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVE.
CHAMPAIGN, ILLINOIS 61820

PRESENTED FOR RECORDING BY: **MSA**
201 W. Springfield Ave. Ste. 300
Champaign, IL 61824

RETURN TO: _____

LEGEND

- Found Iron Nail
- Found PVC Nail
- ▲ Brass Label Survey Monument Found
- Existing Storm Inlet/Manhole
- Existing Sanitary Manhole
- ⊕ Utility Pole
- < Guy Anchor
- 100.00' Measured Dimension
- (100') Recorded Dimension

--- Boundary Line
--- Easement Line
--- Proposed Easement Line
--- Existing Easement Line
--- Existing Survey Line
--- Existing Utility Line
--- Utility Pole
--- Existing Center Line
--- Vehicular Access CORNER/PS 11.10.00

2013R00221
REC. 01/03/2013 3:41:00 PM
CHAMPAIGN COUNTY
BARBARA A. PRASCA, RECORDER
REC FEE: \$9.80
PAGE 17
PLAT ACT: PLAT PAGE: 1

**All addresses assigned off of South Neil Street.
Addresses assigned by City of Champaign 1-11-2013.**

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN }
SURVEYOR'S CERTIFICATE

I, David E. Atchley, being Illinois Professional Land Surveyor Number: 2950, do hereby certify that at the request of the owners, Sarus Developers, LLC, I have caused a survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

Lot 203 of a replat of Lot 2 of MMT Subdivision, as recorded in Document Number 2008923757 in the Champaign County Recorder's Office in Champaign County, Illinois.

A parcel of land located in the Southeast Quarter of Section 24, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 24, Thence North 89 degrees 33 minutes 52 seconds West along the South line of said Southeast Quarter of Section 24 to a point 25 feet perpendicular distance Westward of the centerline of the Southern main track of the Illinois Central Gulf Railroad Company Thence North 05 degrees 03 minutes 02 seconds East parallel to said 25 feet Westward of said centerline of Southern main track 149.27 feet to the point of beginning Thence North 83 degrees 06 minutes 58 seconds West 79 feet to the Eastern line of U.S. Route 45, being one the Western property line Thence North 08 degrees 02 minutes 02 seconds East along said Eastern line of U.S. Route 45, the West property line, parallel to said 149.27 feet Westward of said centerline of Southern main track 330 feet Thence South 83 degrees 06 minutes 58 seconds East 50 feet to a point 50 feet perpendicular distance Westward of said centerline of Southern main track Thence South 05 degrees 03 minutes 02 seconds West parallel to said 50 feet Westward of said centerline of Southern main track 25 feet Thence South 83 degrees 06 minutes 58 seconds East to a point 25 feet perpendicular distance Westward of said centerline of Southern main track Thence South 05 degrees 03 minutes 02 seconds West parallel to said 25 feet Westward of said centerline of Southern main track 325 feet to the point of beginning.

EXCEPT coal, gas, and other mineral rights underlying the surface of said land and all rights and easements in favor of said mineral estate or reserved in, out from Illinois Central Gulf Railroad recorded October 4, 1978, in Book 1094 of Page 860 as Document No. 10819715.

Said tracts encompassing 1.160 acres, more or less.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-way and other areas into which said land have been so subdivided and have determined the area which measures are shown in larger size on said plat and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas and have determined the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas as shown on the plat and the Subdivision Plat of SARUS GALLERIA.

Signed: **DAVID E. ATCHLEY**
2950
PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR
STATE OF ILLINOIS
CHAMPAIGN, ILL.

David E. Atchley, 2950, is an administrative officer who has been granted for street lines due to Illinois Professional Land Surveyor No. 2950. All administrative matters will be addressed with Illinois Expires 11-30-14.

OWNER: SARUS DEVELOPERS, LLC

EXEMPT KEYNOTES

- 2.5 ft. wide right-of-way easement - 2.5 ft. on each side of the center of the way and 5 feet beyond the end of the way or of ground surface per plat of MMT Subdivision Doc. No. 2008923752.
- Easely line of easement to Illinois Power Co. recorded as Document No. 2009202792.
- Easement to Illinois Power Co. recorded as Doc. No. 2009204820.
- Cadastral 10' wide easement as annotated.
- 25' wide Right-of-Way easement to Illinois Department of Transportation Book 276, page 309.
- Proposed 10' easement centered on existing existing main

Recommended to City Council for preliminary approval, subject to such conditions and recommendations, if any, as may be set forth in Council Bill No. 2011-113.

12/17/12
12/18/12
12/18/12
12/18/12

APPROVED: _____
The City Council of the City of Champaign, Illinois in accordance with Code Book No. 2011-113

12/18/12
By: _____
City Clerk

SURVEYOR'S NOTES

- 2013 professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- The subdivision is located within the corporate limits of the City of Champaign, Illinois.
- 100' does not fit within 800 feet of a point on a water course draining over 640 acres.
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- This tract of land is located in Zone "C" on the Special Flood Hazard Area identified for the City of Champaign, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Flood Number 170005 0011 B, dated January 18, 1981.
- Required setbacks will meet the Minimum Standards of the City of Champaign Zoning Ordinance.
- There has been no investigation or independent search for assessments of record, encroachments, restrictive covenants, easements, or other facts which in accurate and correct, site which may affect this parcel. There may exist other documents of record which would affect this parcel.
- Setbacks are on a local datum.
- All required public improvements including storm water management and storm water detention will be constructed in accordance with the current City of Champaign standards and shall be constructed within easements as necessary.

MSA MSA PROFESSIONAL SERVICES 201 W. Springfield Ave. Champaign, IL 61820 Tel: 219.244.1100 Fax: 219.244.1101	PRELIMINARY/FINAL PLAT	LOT 203 OF A REPLAT OF LOT 2 OF MMT SUBDIVISION AND A PART OF THE SE 1/4, SEC. 24, T19N, R0E, 3rd PM CHAMPAIGN COUNTY, CHAMPAIGN, ILLINOIS
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