



**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

1,428 SF

OFFICE/
RETAIL

LEASE PRICE

\$18.00 SF

LEASE TYPE

NNN = \$5.20

BUILDING SIZE

8,844 SF

YEAR BUILT

2017

ZONING

CG- Commercial
General

OCCUPANCY

90%

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

jas@cbcdr.com

cbcdr.com



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

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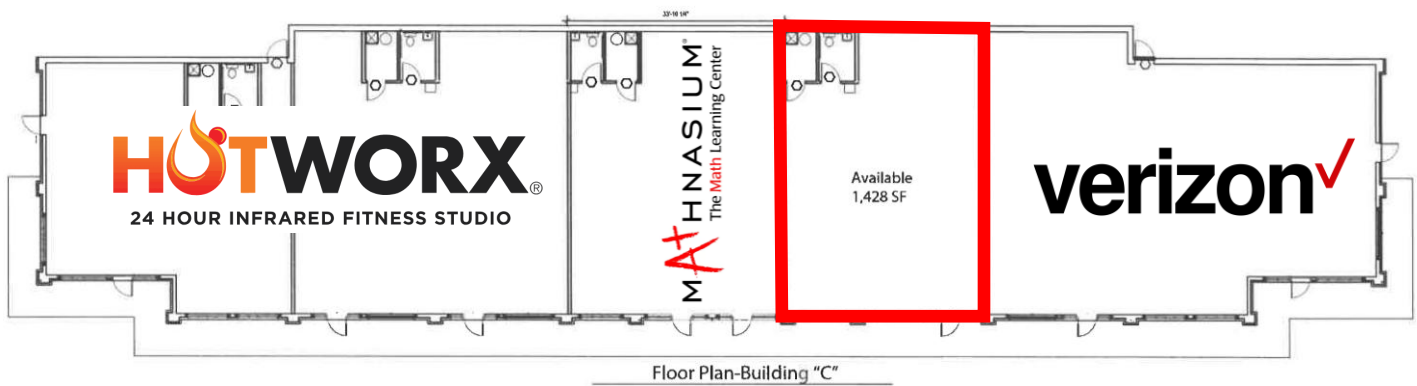
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FLOOR PLAN – BUILDING C



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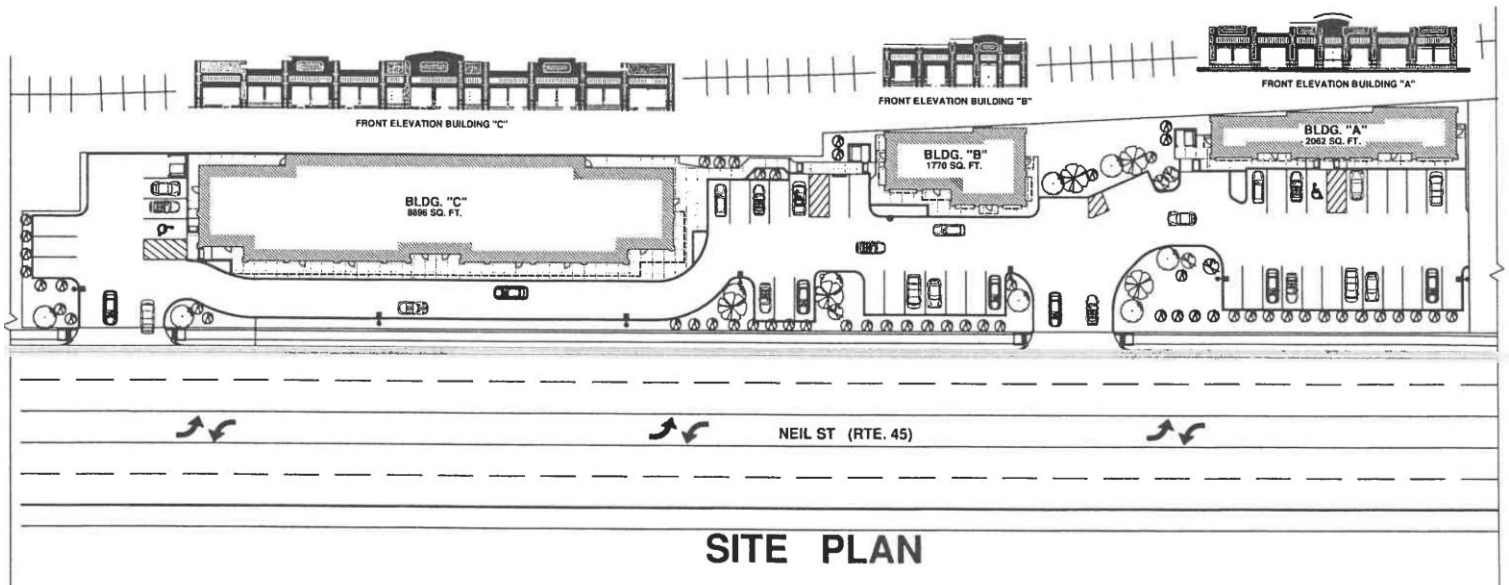
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SITE PLAN – BUILDING C



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SITE ENGINEERING PLANS – BUILDING C



SITE ENGINEERING PLANS FOR CHAUDHRY DEVELOPMENT CHAMPAIGN, ILLINOIS

CHARLES DEVELOPER
SARUS OIL, LLC
SARUS DEVELOPERS, LLC
4411 TROSPER CIRCLE
CHAMPAIGN, IL 61822

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

All addresses assigned off of South Neil Street.
Assigned by City of Champaign 3-30-2011.

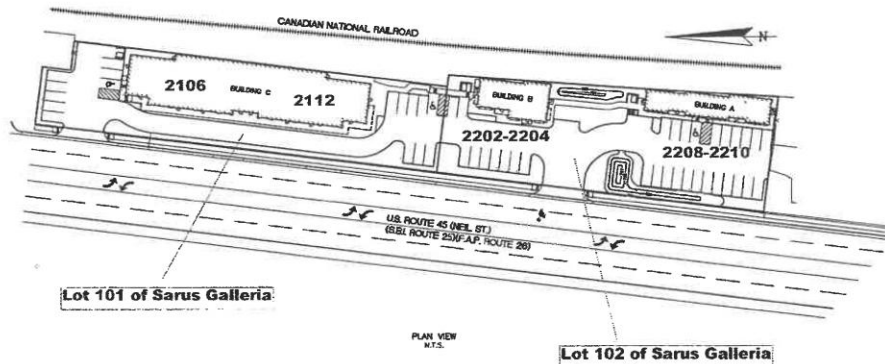
(Building C originally assigned six addresses. Revised to two addresses on 9-26-2012.)

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES AND SPECIFICATIONS
3. DEMOLITION PLAN
4. GRADING AND EROSION CONTROL PLAN
5. PAVING PLAN
6. UTILITY PLAN
7. PAVING/EROSION CONTROL DETAILS
8. SEWER DETAILS

GENERAL LEGEND

Boundary Of Subdivision	Handicap Parking Symbol
Existing Lotline	Yard Light (existing)
Proposed Lotline	Street Light (proposed)
Easement Line	Mail Box (existing)
Concave Line (existing)	Sign (existing/proposed)
Fence Line	Water Meter (existing)
Spot Elevation (existing/proposed)	Water Valve (existing/proposed)
Storm Structures (existing/proposed)	Existing Continuous Tree and Size
Sanitary Structures (existing/proposed)	Existing Deciduous Tree and Size
Sanitary Cleanout	Tree or Bush Line
Utility Pole	12" SSO Storm Sewer Line with Size (existing)
Sign Anchor	12" SSO Storm Sewer Line with Size (proposed)
Flared End Section	4" SSO Sanitary Sewer Line with Size (existing)
Fire Hydrant (existing/proposed)	4" SSO Sanitary Sewer Line with Size (proposed)
Direction of Surface Drainage	6" Water Line with Size (existing)
Erosion Protection of Manhole/Vault	6" Water Line with Size (proposed)
Flared End Section Protection	1" Underground Telephone Cable (existing)
Cable TV Cabinet	1" Underground Telephone Cable (proposed)
Telephone Pedestal (existing)	4" Gas Line Conduit (proposed)
Telephone Manhole (existing)	Gas Meter (existing)
Electric Manhole (existing)	Gas Regulator
Electric Pedestal (existing)	Gas Valve (existing)
Gas Meter (existing)	Monitoring Well
Gas Valve (existing)	General limits of select granular compacted trench install where trench width is within 2 feet of any proposed or existing power trench benefits shall be done in accordance with Sec. 208 & 209 of the "Standard Specifications for Road and Bridge Construction"
Manhole	12" SSO Storm Sewer Line with Size (existing)
12" SSO Storm Sewer Line with Size (existing)	12" SSO Storm Sewer Line with Size (proposed)
12" SSO Storm Sewer Line with Size (proposed)	4" SSO Sanitary Sewer Line with Size (existing)
4" SSO Sanitary Sewer Line with Size (existing)	4" SSO Sanitary Sewer Line with Size (proposed)
4" SSO Sanitary Sewer Line with Size (proposed)	6" Water Line with Size (existing)
6" Water Line with Size (existing)	6" Water Line with Size (proposed)
6" Water Line with Size (proposed)	1" Underground Telephone Cable (existing)
1" Underground Telephone Cable (existing)	1" Underground Telephone Cable (proposed)
1" Underground Telephone Cable (proposed)	4" Gas Line Conduit (proposed)
4" Gas Line Conduit (proposed)	Gas Meter (existing)
Gas Meter (existing)	Gas Regulator
Gas Regulator	Gas Valve (existing)
Gas Valve (existing)	Monitoring Well
Monitoring Well	General limits of select granular compacted trench install where trench width is within 2 feet of any proposed or existing power trench benefits shall be done in accordance with Sec. 208 & 209 of the "Standard Specifications for Road and Bridge Construction"



Lot 101 of Sarus Galleria

PLAN VIEW
N.T.S.

Lot 102 of Sarus Galleria

WATER
ILLINOIS AMERICAN WATER
201 DEVONSHIRE DR.
CHAMPAIGN, ILLINOIS
CONTACT: JIM BROWN
PH: (217) 353-3271

CABLE

CONTACT:
303 FARLAW DR.
URBANA, ILLINOIS
CONTACT: BRIAN CORRIE
PH: (217) 384-2530

TELEPHONE

AT&T
201 S. NEIL ST.
CHAMPAIGN, ILLINOIS
CONTACT: MICHELLE SCOTT
PH: (217) 384-7650

CITY OF CHAMPAIGN

202 EDEBROOK DR.
CHAMPAIGN, ILLINOIS
CONTACT: DAVID HARRP
PH: (217) 403-4700

SANITARY SEWER

URBANA-CHAMPAIGN
SANITARY DISTRICT
1100 E UNIVERSITY AVE.
URBANA, ILLINOIS
CONTACT: MARK RUDI
PH: (217) 367-3429

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
COUNTY CHAMPAIGN
CITY-TOWNSHIP CHAMPAIGN
SECTION 21
TOWNSHIP 18E
RANGE 1E

AN HOUR BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS
NOTE: EXISTING UTILITIES ARE SHOWN AT
APPROXIMATE LOCATIONS. FINAL UTILITY
LOCATIONS SHOULD BE CORROBORATED WITH
THE RESPECTIVE UTILITY COMPANY.

MSA
PROFESSIONAL SERVICES

201 W. Springfield Ave., Champaign, IL 61820
Tel: 217-244-1100
Fax: 217-244-1101
www.msa-engineers.com

COVER SHEET

CHAUDHRY DEVELOPMENT
SARUS OIL
CHAMPAIGN, ILLINOIS

1 OF 8



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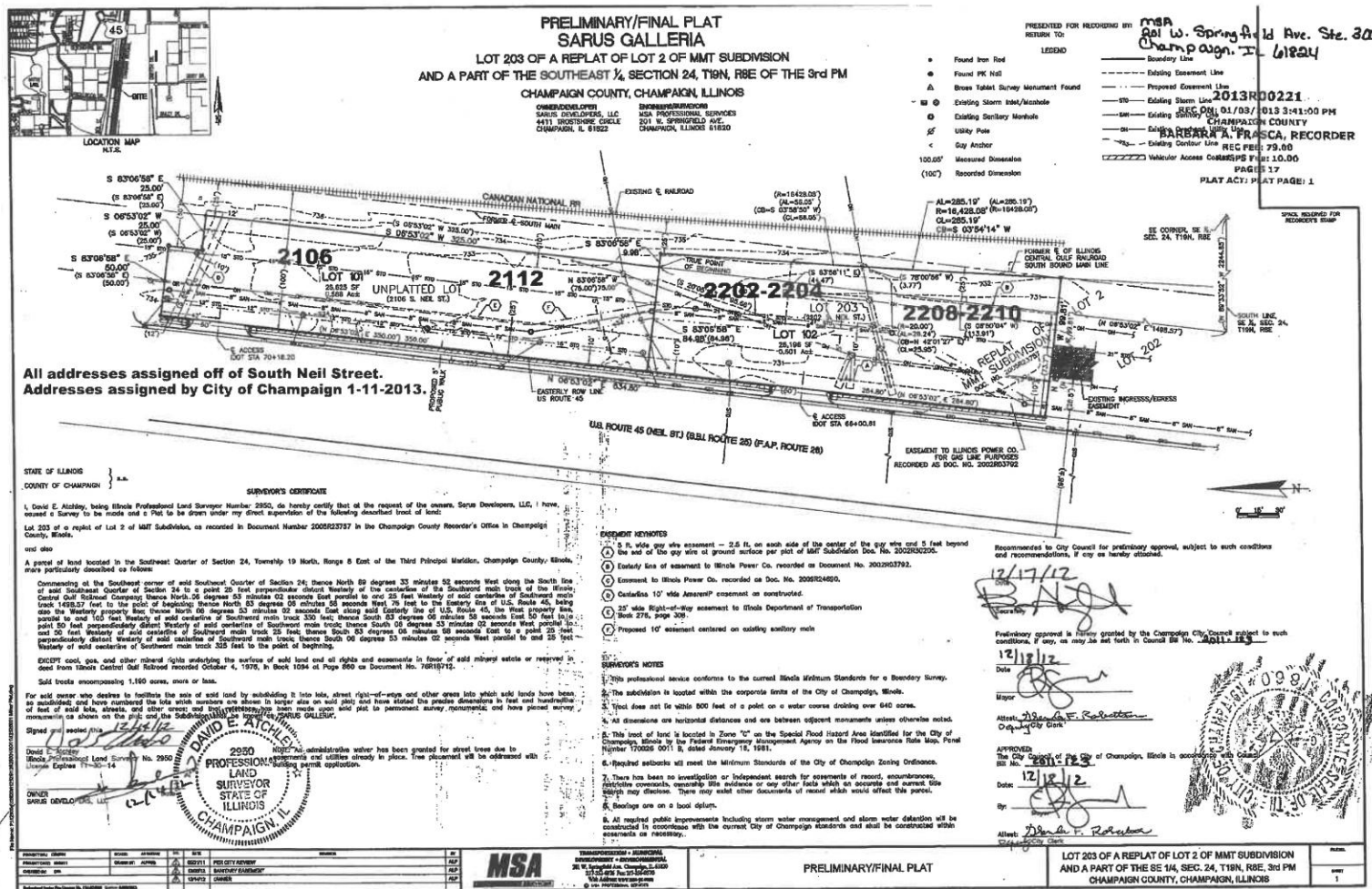
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PLAT MAP – BUILDING C



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