



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE/RETAIL SPACES FOR LEASE

\$18.50 / SF / Gross



FOR LEASE

1710 S Neil St.

Champaign, IL 61820

+/- 1,243 SF

RETAIL/OFFICE

AVAILABLE SPACE

+/- 1,243 SF

BUILDING SIZE

4,046 SF

TAX PIN

45-20-24-202-006

PARKING SPACES

24 Spaces

TRAFFIC COUNTS

Neil St— 21,400 AADT
St. Marys— 2,800 AADT

YEAR BUILT

1978

PROPERTY DESCRIPTION

1710 S. Neil Street is a 4,046 SF building that boasts exceptional visibility and convenient access at the intersection of Neil Street and St. Mary's Road/Fox Drive. Suite 2 is +/- 1,243 SF and is centrally positioned within the building. It features an inviting reception area, four private offices, a kitchenette and open area, a storage room, and a restroom.

AREA DESCRIPTION

The property is ideally located at the corner of Neil Street and St. Mary's Road, just south of downtown Champaign, and west of the University of Illinois; home to 59,000+ students and over 14,000 faculty and staff. The property is also near Corporate Centre; a 650,000 SF office park, and just west of the 700,000+ SF University of Illinois Research Park.



JOSH MARKIEWICZ
217-403-3424
joshm@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



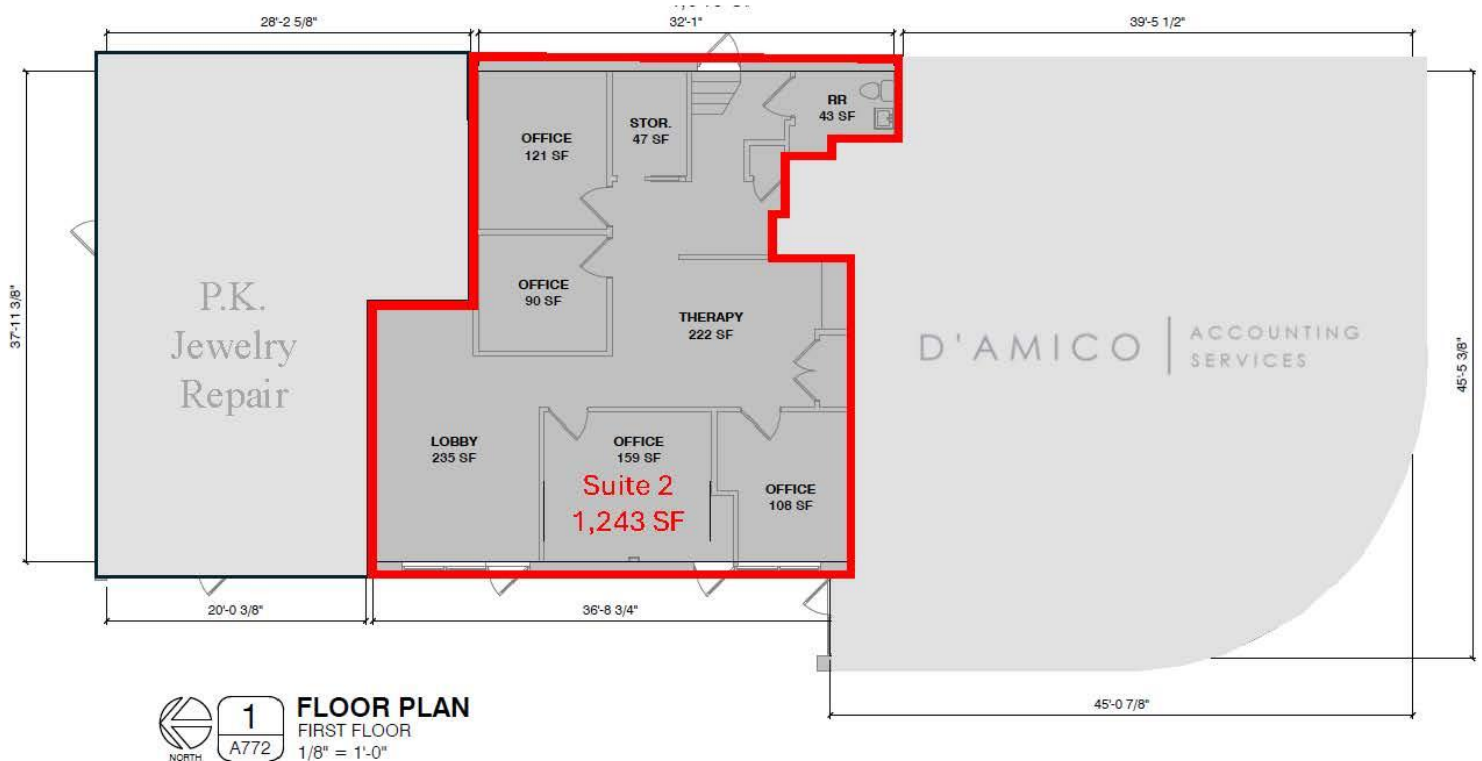
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE/RETAIL SPACES FOR LEASE

\$18.50 / SF / Gross

FOR LEASE

FLOOR PLAN



JOSH MARKIEWICZ
217-403-3424
joshm@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.