



**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**

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**COLDWELL BANKER COMMERCIAL  
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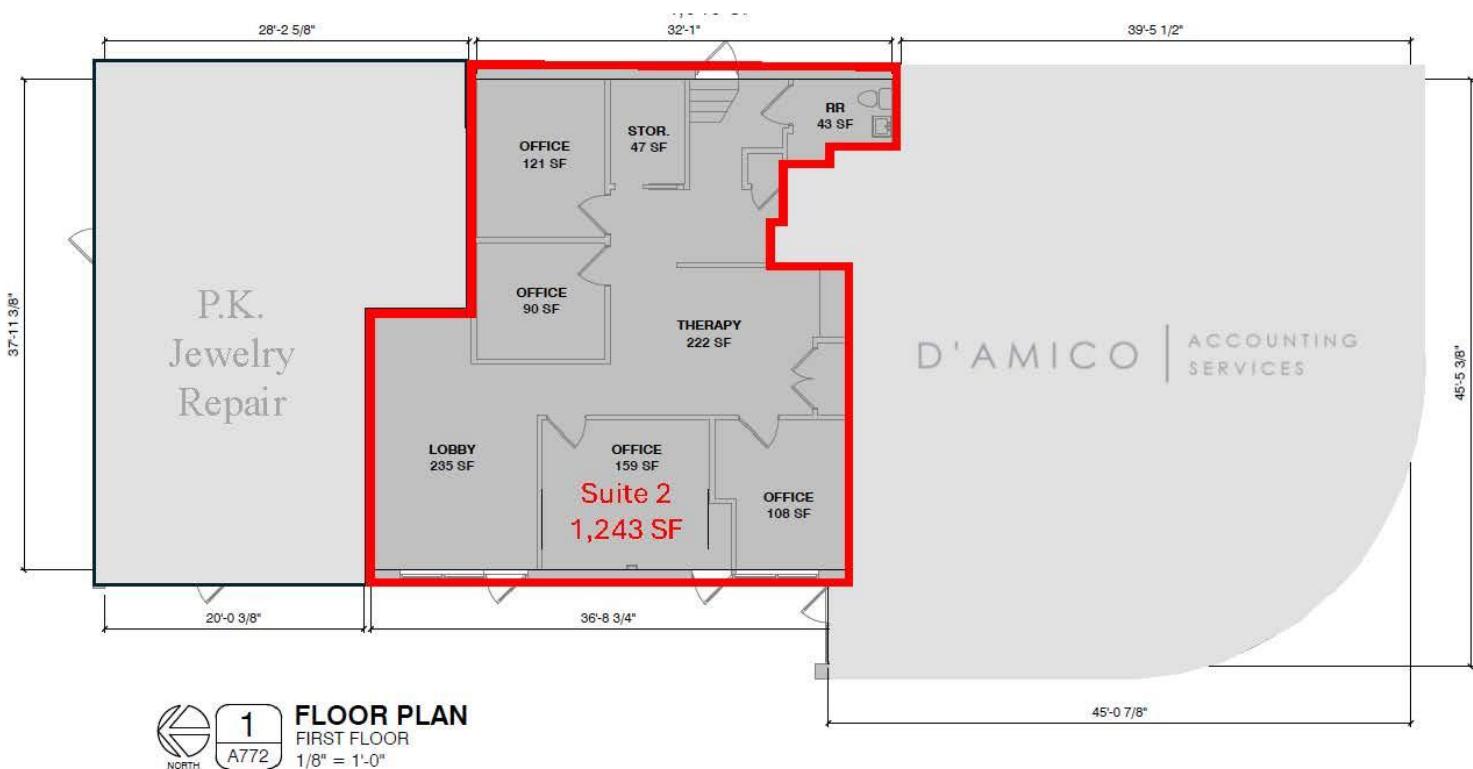
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### FLOOR PLAN



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