



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE/RETAIL SPACES FOR LEASE

\$18.50 / SF / Gross

FOR LEASE



1710 S Neil St.

Champaign, IL 61820

1,000-2,243 SF

RETAIL/OFFICE

AVAILABLE SPACE

1,000 - 2,243 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 1 is +/- 1,000 SF and on the north endcap of the building. The suite features a large open area, a private office, a breakroom with kitchenette, a server closet, and a restroom. 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. Suites 1 and 2 can be combined to create +/- 2,243 SF.

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.



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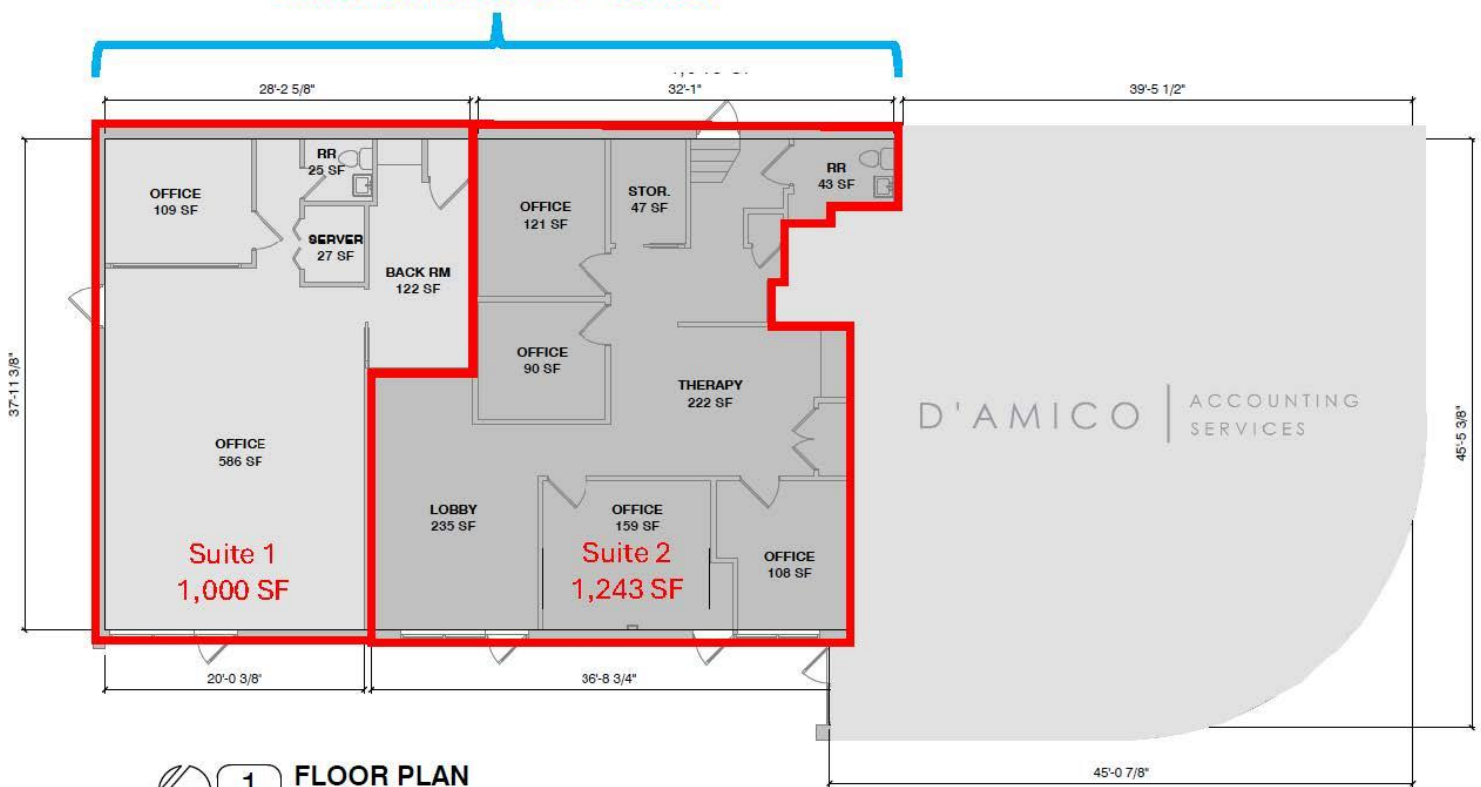
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**FOR
LEASE**

FLOOR PLAN

Can Be Combined to +/- 2,243 SF



1
A772

FLOOR PLAN
FIRST FLOOR
1/8" = 1'-0"



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