



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

HIGH TRAFFIC RETAIL LOCATION

\$21.00 / SF / MOD GROSS

FOR LEASE



1506-1508 S Neil St.

Champaign, IL 61820

493-1,293 SF

RETAIL

AVAILABLE SPACE

BUILDING SIZE

493-1,293 SF

5,640 SF

PARKING SPACES

ZONING

24 Shared Spaces

CG- Commercial
General

TRAFFIC COUNTS

Neil St- 20,700

AADT

Kirby Ave - 14,500

AADT

PROPERTY DESCRIPTION

1506-1508 S Neil Street is ideally located at the signalized intersection of Neil Street (20,700 AADT) and Kirby Avenue (15,500 AADT), just west of the University of Illinois. Current availability includes a 1,293 SF suite that can be easily demised into two spaces: 493 SF at 1508 S Neil Street and 800 SF at 1506 S Neil Street.

Each suite features its own entrance. The 1508 S Neil space offers an open layout with a restroom, while the 1506 S Neil space includes a mostly open floor plan with a half-wall in the main retail area, a small office, and a restroom.

The property offers excellent visibility and accessibility, with building and pylon signage opportunities and a shared parking lot for customer convenience.

AREA DESCRIPTION

Ideally situated at the entrance to the University of Illinois campus, this rare leasing opportunity offers exceptional visibility, convenient access, and a flexible layout suitable for a wide variety of uses. Long-term tenants within the shopping center include Merry Ann's Diner and Yong's Alterations. Nearby national and local retailers include Walgreens, McDonald's, Espresso Royale, Hilton Garden Inn, Subway, Gameday Spirit, and Wolfram Research.



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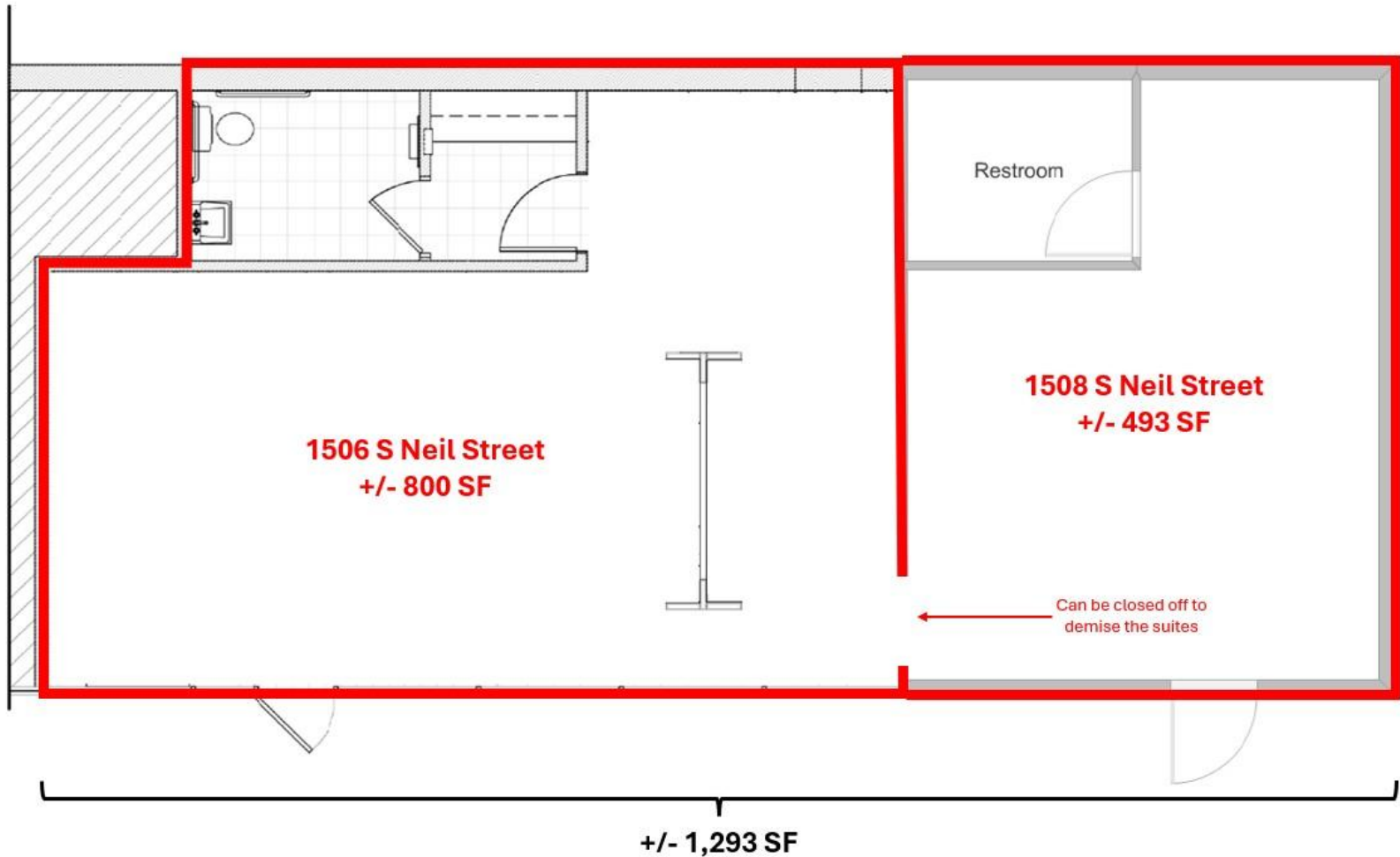
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FLOOR PLAN



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