



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CARRIAGE CENTER RETAIL FOR LEASE

\$27.00-\$29.00 / SF / NNN

FOR LEASE



2007 S Neil St.

Champaign, IL 61820

882-3,720 SF

RETAIL

BUILDING SIZE

13,959 SF

TAX PIN

45-20-24-251-023,024

TRAFFIC COUNTS

Neil St- 21,400 AADT
Devonshire Dr- 4,400
AADT

AVAILABLE SPACE

882-3,720 SF

PARKING SPACES

132 Spaces

ZONING

CG- Commercial
General

PROPERTY DESCRIPTION

2001-2007 S Neil Street is a 13,959 SF multi-tenant retail center built in 2016 along South Neil Street in the popular Carriage Center development. 2007 S Neil Street is +/- 3,720 SF and can be naturally divided to 882 SF and 2,838 SF. The suite boasts a mostly open floor plan with high-quality finishes, tall ceilings, and benefits from its location on the endcap of the center. The suite is equipped with two 4 ton HVAC units and one 3 ton HVAC unit, and 3-phase, 4-wire, 225 amp, 208Y/120V electrical service, making it suitable for a wide range of businesses. Additionally, the suite is sprinkled throughout.

The building offers high visibility and easy accessibility, and provides for signage opportunities on the building facade and pylon sign.

AREA DESCRIPTION

Carriage Center is a 17-acre development situated along the bustling Neil Street corridor. This major north-south commercial corridor is a hub of activity in the City of Champaign, and the ideal location for businesses that seeks a high-visibility presence. The development is anchored by Harvest Market and includes Ace Hardware, Home2 Suites by Hilton, Starbucks, Crumbl, Dave's Hot CHicken, OSF Urgo, AT&T, Orangetheory Fitness, Aspen Tap House, and many others, drawing in a steady stream of customers to the area. The property is adjacent to Corporate Center, a massive 650,000 SF office park, and just west of the University of Illinois Research Park with nearly 700,000 SF of office space. The University of Illinois is also located just east of the property, with over 56,000 students and 11,000+ faculty & staff.



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

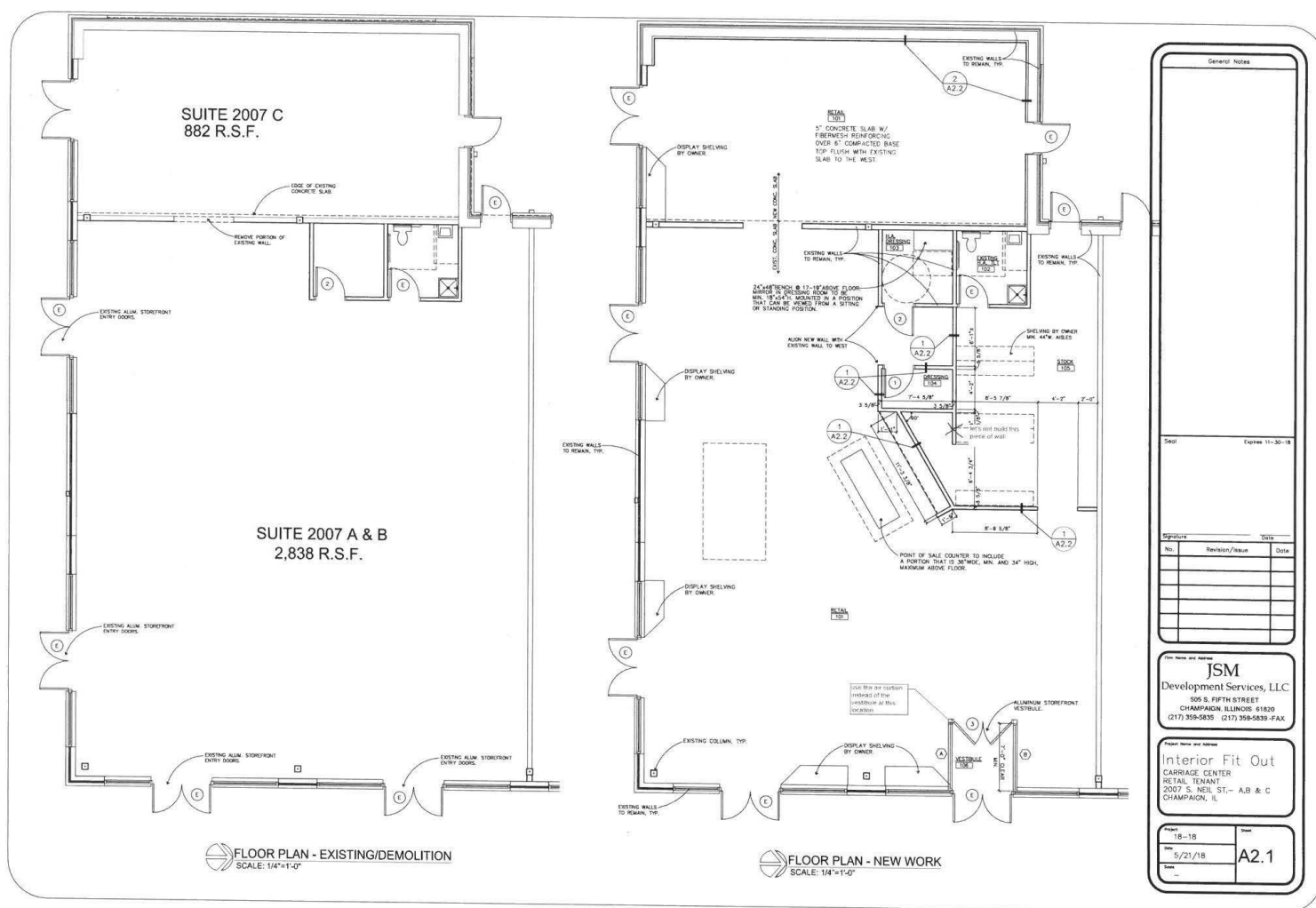
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised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



\$27.00-\$29.00 / SF / NNN

FOR
LEASE

Floor Plan



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.



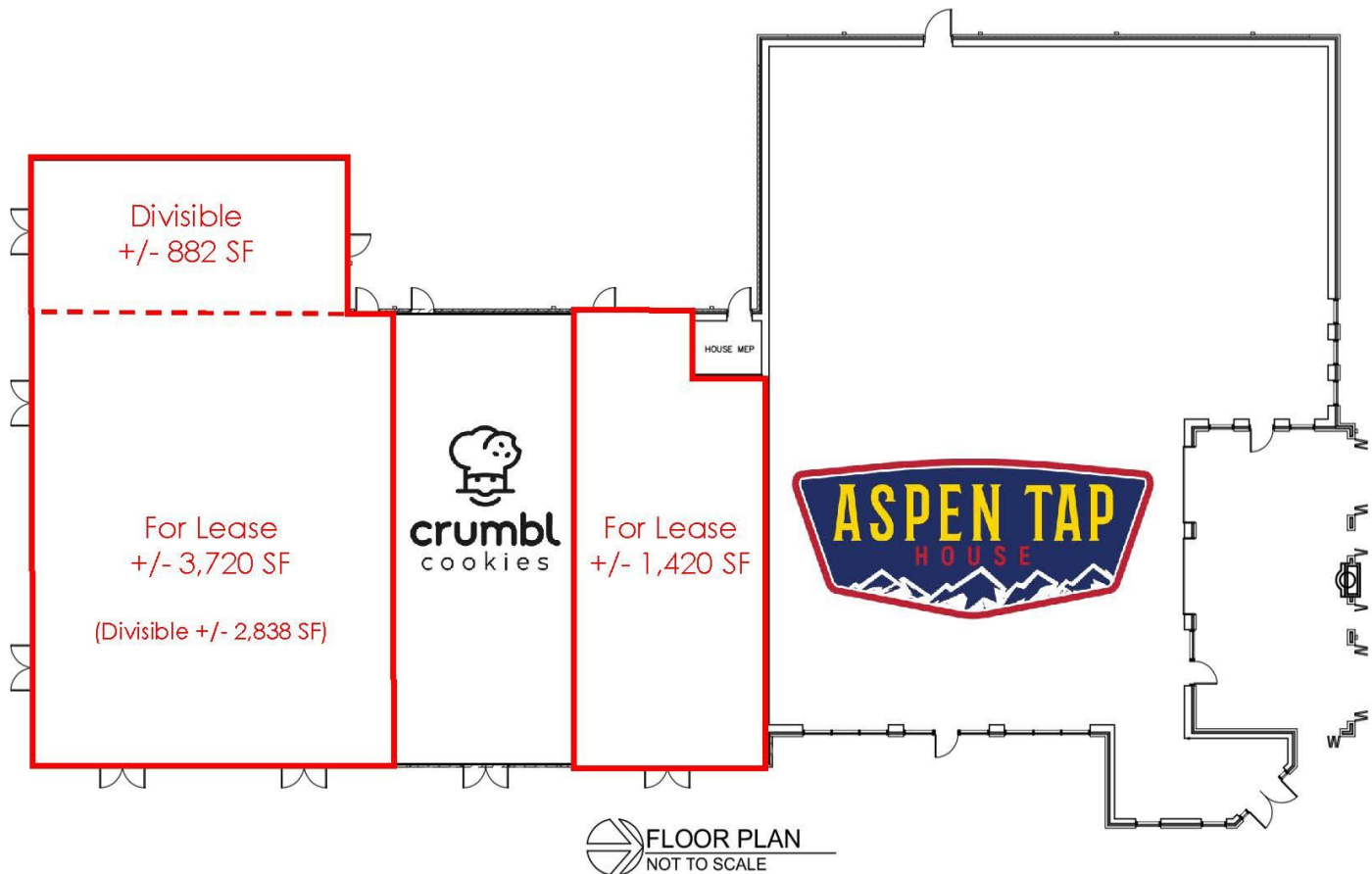
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CARRIAGE CENTER RETAIL FOR LEASE

\$27.00-\$29.00 / SF / NNN

FOR
LEASE

Building 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.