



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## CARRIAGE CENTER RETAIL SPACE FOR LEASE

\$18.00 / SF / NNN



FOR LEASE

### 2017 S Neil Street

Champaign, IL 61820

5,859 SF

RETAIL

OFFICE

#### LEASE PRICE

\$18.00 / SF / NNN

#### AVAILABLE SIZE

5,859 SF

#### YEAR BUILT

2015

#### BUILDING SF

9,340 SF

#### TAX PIN

45-20-24-251-021

#### ZONING

Commercial General

### PROPERTY DESCRIPTION

This property is 5,859 SF retail building built in 2015. Property is best suited for retail or office use as it is located in Carriage Center. Finished out open floor plan with open ceilings, large windows, storage and is an end cap of the building. Plenty of parking on site in front of the space.

### AREA DESCRIPTION

This development consists of 17 acres anchored by Harvest Market upscale grocery store, to include Ace Hardware, Home2 Suites by Hilton, Moki Sushi, Moe's Southwest Grill, Slim Chickens, Orangetheory Fitness, AT&T, Starbucks, Rainstorm Car Wash and Aspen Tap House. Carriage Center is adjacent to Corporate Centre, a 650,000 SF office campus. Just west is the U of I Research Park with a 623,000 SF office park, plus the 45,000 students and 10,000 university faculty and staff.



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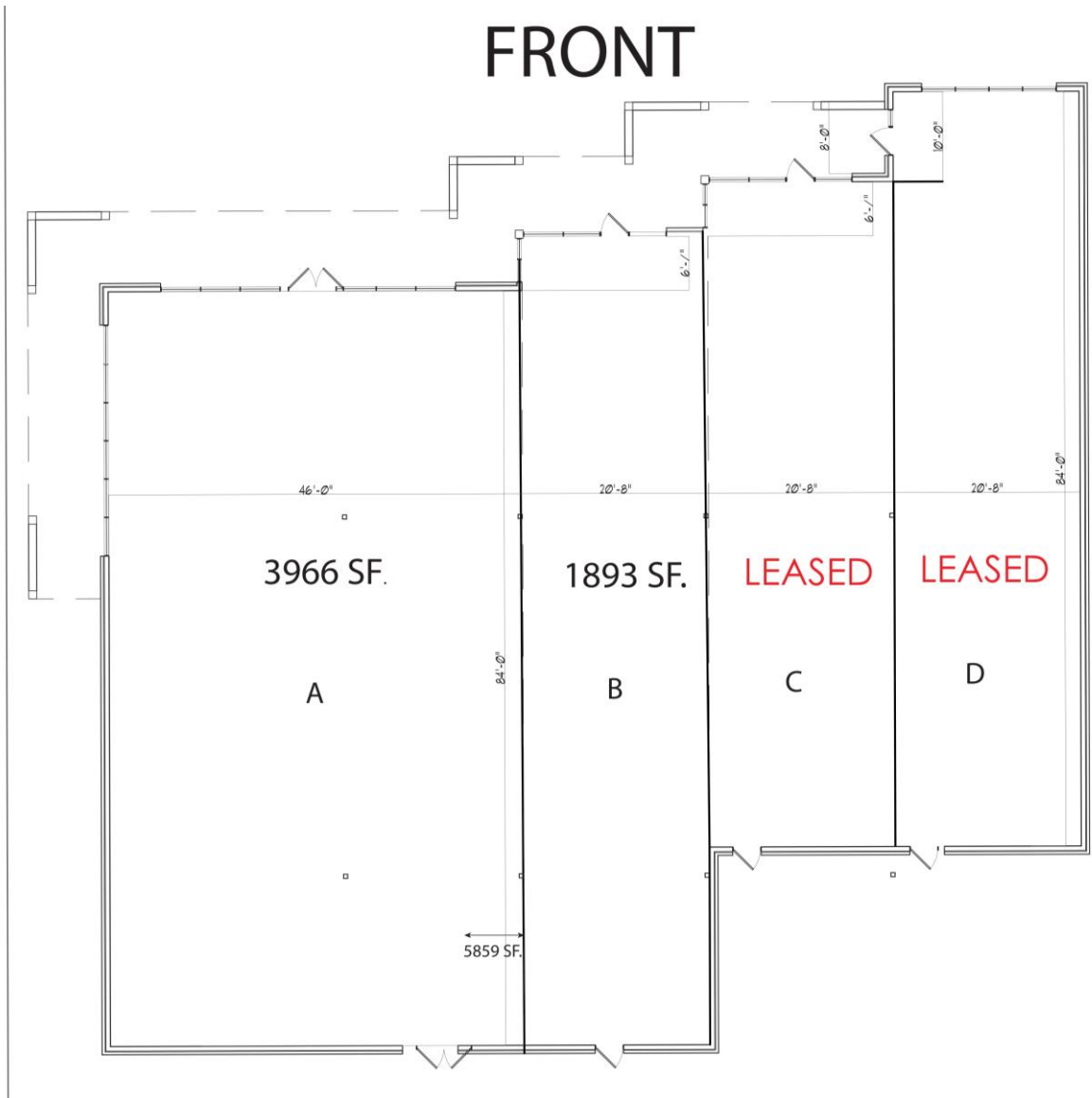
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## FLOOR PLAN



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## AERIAL



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