



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## LOOKING FOR SOUTH NEIL RETAIL/OFFICE SPACE

\$18.00 SF / NNN = \$4.25



FOR LEASE

### 2106-2020 S. Neil Street

Champaign, IL 61820

1,951 &  
1,428 SF

OFFICE/  
RETAIL

INVESTMENT

#### LEASE PRICE

\$18.00 SF

#### LEASE TYPE

NNN = \$4.25

#### BUILDING SIZE

8,844 SF

#### YEAR BUILT

2017

#### ZONING

CG

#### OCCUPANCY

70%

#### PROPERTY DESCRIPTION

This single story brick facility offers flexible floor plans, parking on site and large windows for displays. Presents a mixture of different types of businesses both business and retail.

#### AREA DESCRIPTION

Located in the South Neil retail Corridor, the brick building has on site parking, it is close to U of I Campus and the Research Park as well as many local retailers and national franchises. Property has high traffic counts.



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[cbcdr.com](http://cbcdr.com)



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201 W Springfield Ave. 11th Floor  
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217-352-7712

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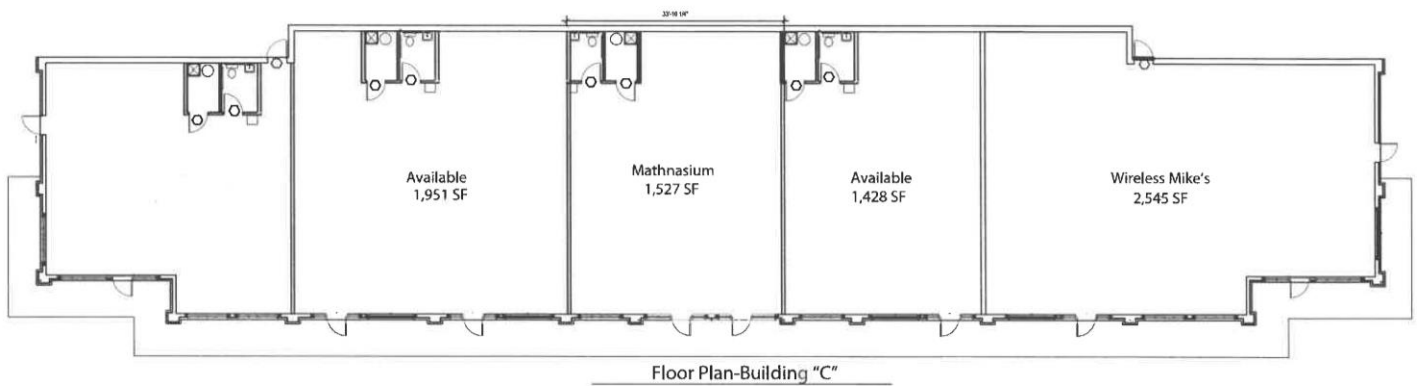
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## FLOOR PLAN – BUILDING C



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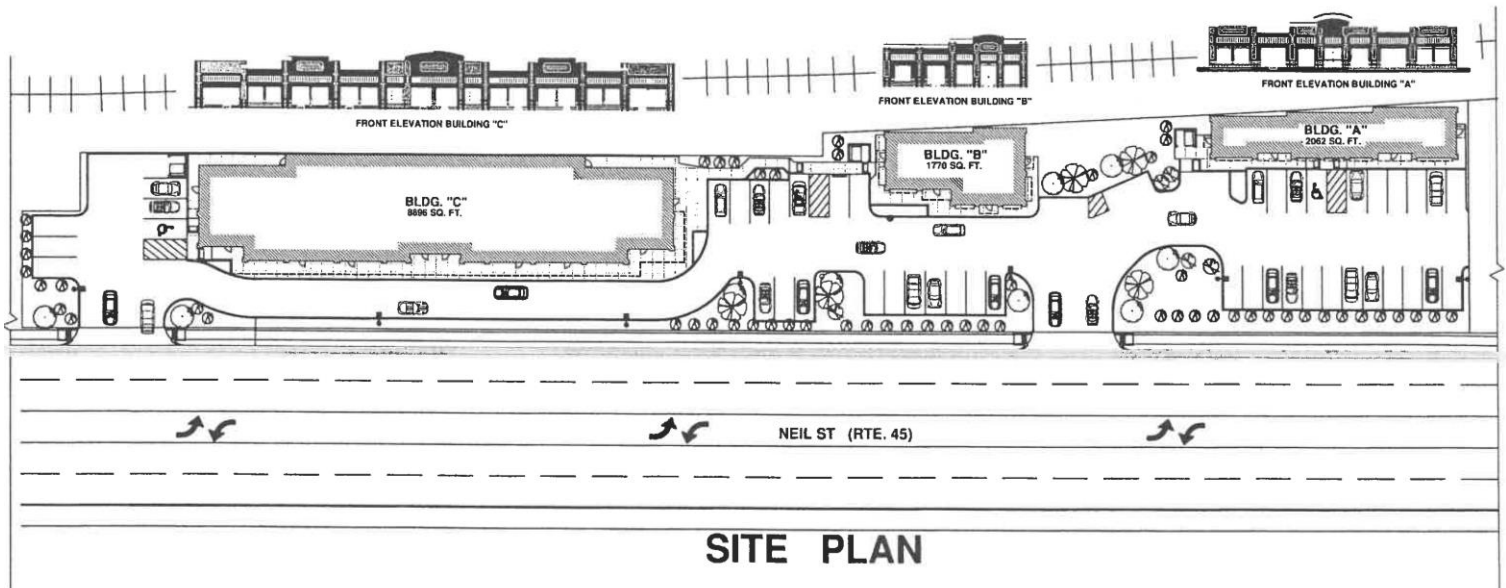
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## SITE PLAN – BUILDING C



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## SITE ENGINEERING PLANS – BUILDING C



### SITE ENGINEERING PLANS FOR CHAUDHRY DEVELOPMENT CHAMPAIGN, ILLINOIS

CHAUDEVELOPER  
SARUS OIL, LLC  
SARUS DEVELOPERS, LLC  
4411 TROSPERIE CIRCLE  
CHAMPAIGN, IL 61822

ENGINEER/DRAWN  
MSA PROFESSIONAL SERVICES  
201 W. SPRINGFIELD AVE.  
CHAMPAIGN, ILLINOIS 61820

**All addresses assigned off of South Neil Street.  
Assigned by City of Champaign 3-30-2011.**

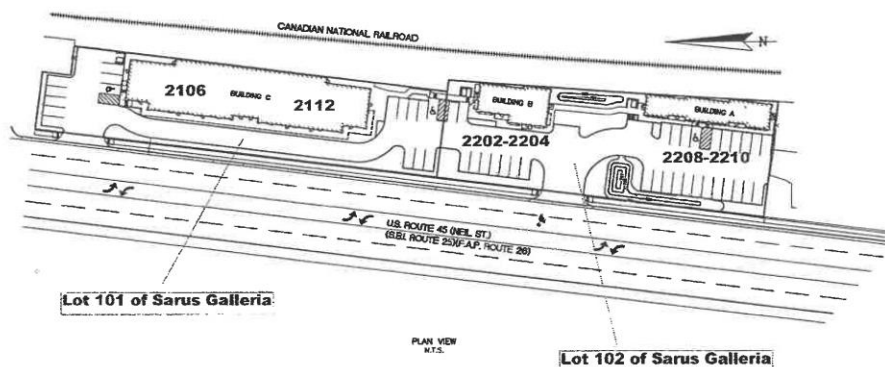
(Building C originally assigned six addresses. Revised to two addresses on 9-26-2012.)

#### INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES AND SPECIFICATIONS
3. DEMOLITION PLAN
4. GRADING AND EROSION CONTROL PLAN
5. PAVING PLAN
6. UTILITY PLAN
7. PAVING/EROSION CONTROL DETAILS
8. SEWER DETAILS

#### GENERAL LEGEND

Boundary Of Subdivision	Handicap Parking Symbol
Existing Lotline	Yard Light (existing)
Proposed Lotline	Street Light (proposed)
Easement Line	Mail Box (existing)
Concave Line (existing)	Sign (existing/proposed)
Fence Line	Water Meter (existing)
Spot Elevation (existing/proposed)	Water Valve (existing/proposed)
Storm Structures (existing/proposed)	Existing Continuous Tree and Size
Sanitary Structures (existing/proposed)	Existing Deciduous Tree and Size
Sanitary Cleanout	Tree or Bush Line
Utility Pole	12" SSO Storm Sewer Line with Size (existing)
Sign Anchor	12" SSO Storm Sewer Line with Size (proposed)
Flared End Section	4" SSO Sanitary Sewer Line with Size (existing)
Fire Hydrant (existing/proposed)	4" SSO Sanitary Sewer Line with Size (proposed)
Direction of Surface Drainage	6" Water Line with Size (existing)
Erosion Protection of Manhole/Joint	6" Water Line with Size (proposed)
Flared End Section Protection	1" Underground Telephone Cable (existing)
Cable TV Cabinet	1" Underground Telephone Cable (proposed)
Telephone Pedestal (existing)	4" Gas Line Conduit (proposed)
Telephone Manhole (existing)	4" Gas Line Conduit (proposed)
Electric Manhole (existing)	1" Underground Electric Cable
Electric Pedestal (existing)	1" Underground Electric Conduit (proposed)
Gas Meter (existing)	Under Drain Tile
Gas Regulator	1" Silt Fence
Gas Valve (existing)	4" Silt Fence
Monitoring Well	4" Silt Fence
General limits of select granular compacted trench installed where trench width is within 2 feet of any proposed or existing pavement. Trench benefits shall be done in accordance with Sec. 208 & 209 of the "Standard Specifications for Road and Bridge Construction".	4" Silt Fence



Lot 101 of Sarus Galleria

PLAN VIEW  
N.T.S.

Lot 102 of Sarus Galleria

**WATER**  
ILLINOIS AMERICAN WATER  
201 DEVONSHIRE DR.  
CHAMPAIGN, ILLINOIS  
CONTACT: JIM BROWN  
PH: (217) 353-3271

**CABLE**  
CONCAST  
303 FARLAW DR.  
URBANA, ILLINOIS  
CONTACT: BRIAN CORRIE  
PH: (217) 384-2530

**TELEPHONE**  
AT&T  
201 S. NEIL ST.  
CHAMPAIGN, ILLINOIS  
CONTACT: MICHELLE SCOTT  
PH: (217) 384-7660

**CITY OF CHAMPAIGN**  
202 E. SPRINGFIELD DR.  
CHAMPAIGN, ILLINOIS  
CONTACT: DAVID HARRP  
PH: (217) 403-4700

**TELEPHONE**  
AT&T  
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CALL JULIE: 1-800-892-0123

WITH THE FOLLOWING:  
COUNTY: CHAMPAIGN  
CITY-TOWNSHIP: CHAMPAIGN  
SECTION: 21  
TOWNSHIP: 12E  
RANGE: 12E

AN HOUR BEFORE YOU DIG.  
EXCLUDING SAT., SUN. & HOLIDAYS.  
NOTE: EXISTING UTILITIES ARE SHOWN AT  
APPROXIMATE LOCATIONS. FINAL UTILITY  
LOCATIONS SHOULD BE CORRELATED WITH  
THE RESPECTIVE UTILITY COMPANY.

**REMARKS:**  
CAP NOT NEAREST "TOP" IN "TOP" ON HYDRAULIC @ NW CORNER  
OF NEIL STREET AND INCLUDING DRIVE.  
ELEVATION = 730.08

PROJECT NO.	DATE	BY	CHKD	DATE
111111	11/11/11	JAS	JAS	11/11/11

**MSA**  
PROFESSIONAL SERVICES

201 W. SPRINGFIELD AVE., CHAMPAIGN, IL 61820  
TEL: 217-244-1111  
FAX: 217-244-1112

COVER SHEET

CHAUDHRY DEVELOPMENT  
SARUS OIL  
CHAMPAIGN, ILLINOIS

1 OF 8



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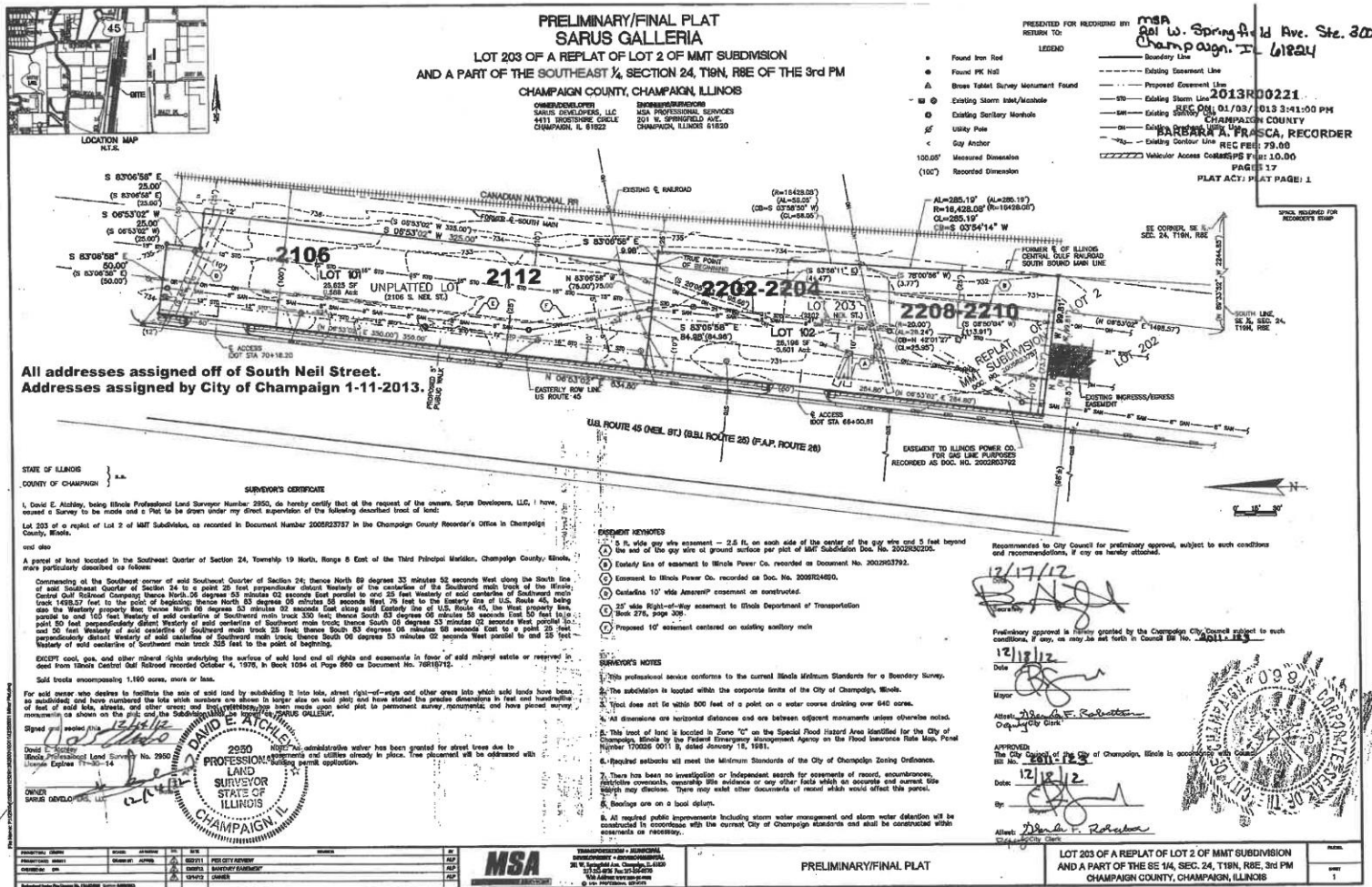
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## PLAT MAP – BUILDING C



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