

Carriage Center Retail Space For Lease



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2017 South Neil St,
Champaign, IL**

Jay Sikorski
C: 217.369.6643
O: 217.403.3315
E: jas@cbcdr.com

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer a prime retail or office opportunity at 2017 S. Neil Street, Champaign, IL. Built in 2015, the property features 9,200 SF, with 3,966 SF available in Suite A, offering an open floor plan, high ceilings, large windows, and ample storage. The building is an end cap unit with shared on-site parking, ideal for retail or office use.

Located in the Carriage Center, a vibrant 17-acre development anchored by tenants like Harvest Market, Starbucks, and Orangetheory Fitness, the property benefits from excellent visibility, nearby amenities, and adjacency to the Corporate Centre and University of Illinois Research Park, hubs supporting over 69,000 professionals and students.

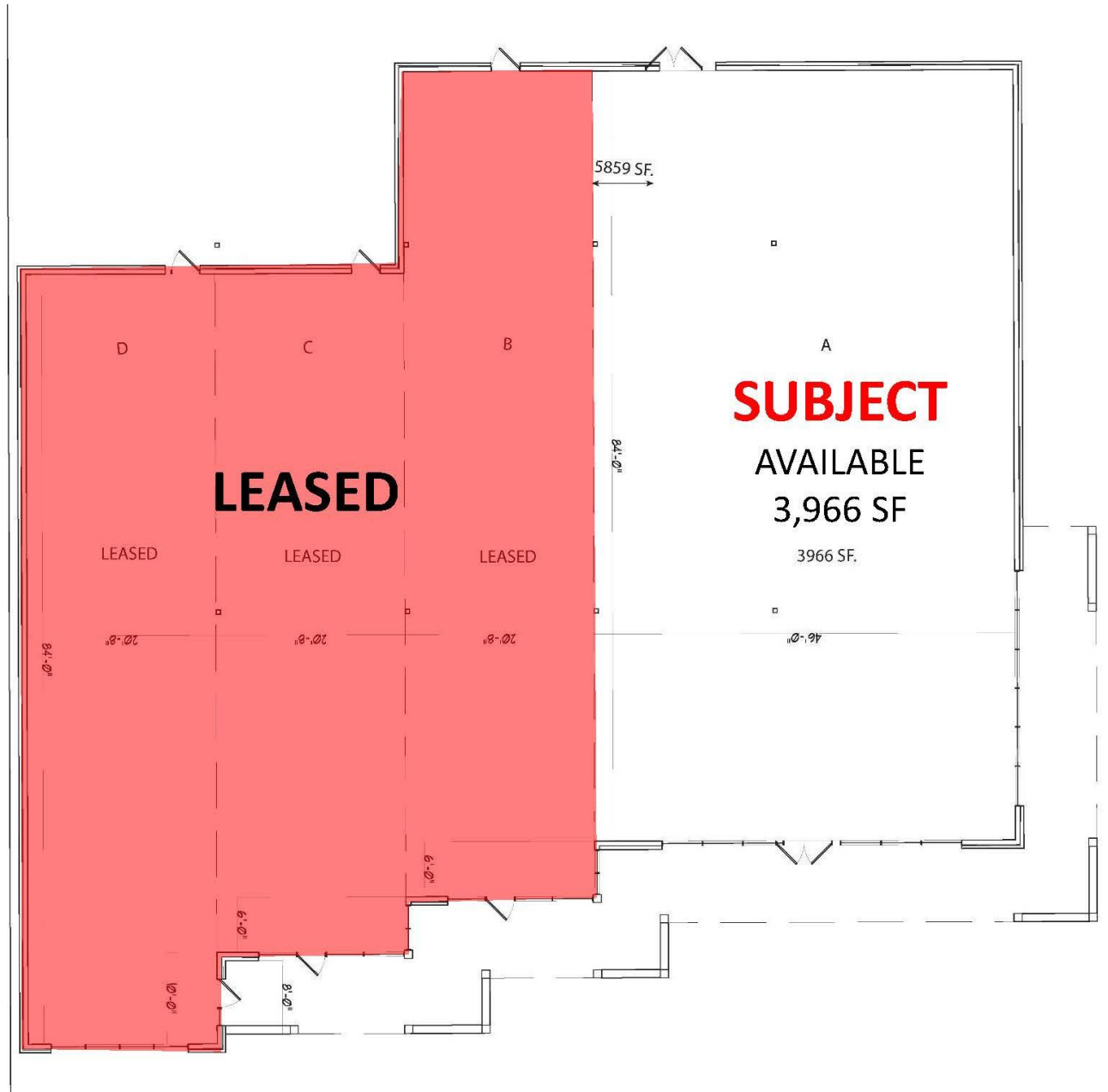
PROPERTY INFORMATION

Address	2017 South Neil St, Champaign, IL 61801
Lease Price	\$16.50 / SF / NNN
Building Size	9,200 SF
Available Space:	3,966 SF
Zoning	CG- Commercial General
Year Built	2015
Parking	Shared Lot

Carriage Center- Floor Plan



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Carriage Center- AERIAL



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CONTACT

Jay Sikorski
Senior Vice President
CBCDR



Illinois Licensed Real Estate Broker

C: 217.369.6643

O: 217.403.3315

[**jas@cbcdr.com**](mailto:jas@cbcdr.com)



OFFERING HIGHLIGHTS

- 3,966 SF Available Space
- Lease Price:
\$16.50 / SF / NNN
- Great Proximity to The University of Illinois
- On-site parking spaces