



Building Type:	Office, Retail
Available SF:	6,600
Within City Limits:	Yes
Lease Rate:	\$15
Lease Rate Note:	\$15 SQ FT / YR
Last Updated:	May 6, 2025

Realtor/Owner Contact

Jordan Dunahee
Ramshaw Real Estate
2173596400 | jordan.dunahee@svn.com

Property and Area Description

Available for lease is a 6,600 SF free standing retail building located in the heart of south Champaign's retail scene. This location could also serve as great office space. The space is divided between two stories that each have ample open staging areas. Each floor provides a restroom, one office/storage room, two stairwells, separate mechanical rooms with individual HVAC units, and there is a break room on the second floor. These two floors can be leased separately at 3,400 SF for the first floor and 3,200 SF for the second. This well maintained building boasts great curb appeal and a large marquee sign to catch the ever flowing Neil Street traffic. There is parking available around the building and a spacious breezeway that greets you as you enter. Daily traffic count is 22,100 vehicles for Neil St and 15,000 vehicles for Kirby Ave. // Location: 1422 S Neil St is a standalone retail building located just north of the Kirby Ave and Neil St intersection. This location is in the heart of the south Champaign office/retail community and borders the University of Illinois campus. This location offers optimal visibility and quick access to Savoy and the surrounding C-U communities.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown