

### DESCRIPTION

Prominent retail/office location on South Neil Street in Champaign. Space from 750 sq. ft. to 8,700 sq. ft. available fall 2011. Flexible space with high traffic count, easy access, great visibility, and ample parking.

### SPECIFICATIONS

**Building A:** 1,000 - 8,700 Sq. Ft.  
**Building B:** 750 - 1,800 Sq. Ft.  
**Building C:** 1,000 - 2,200 Sq. Ft.

**Zoned:** CG - Commercial General

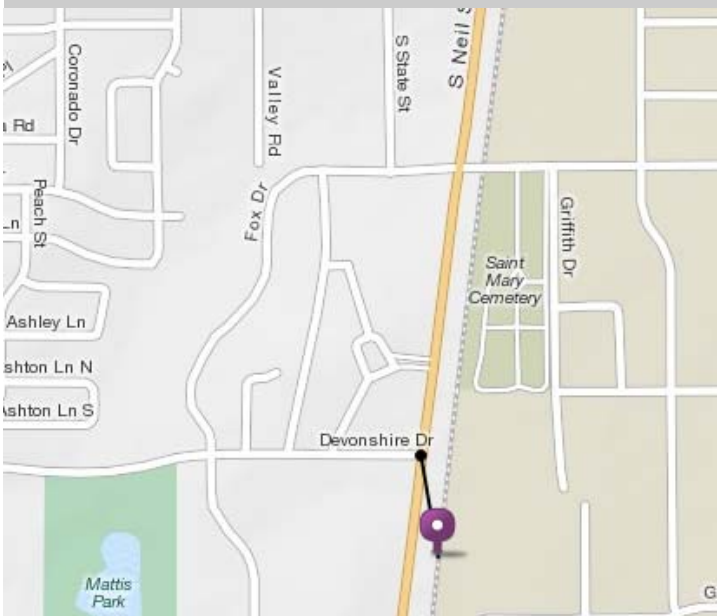
**Price:** \$18/ sq. ft. NNN

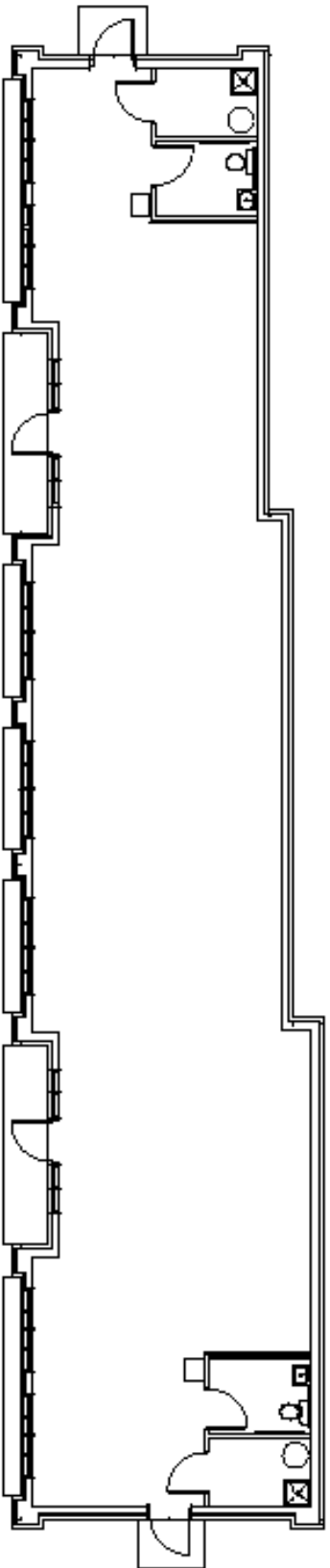
**New Construction available Fall 2011**

**Traffic Count:** 20,000 cars per day

### MORE INFORMATION?

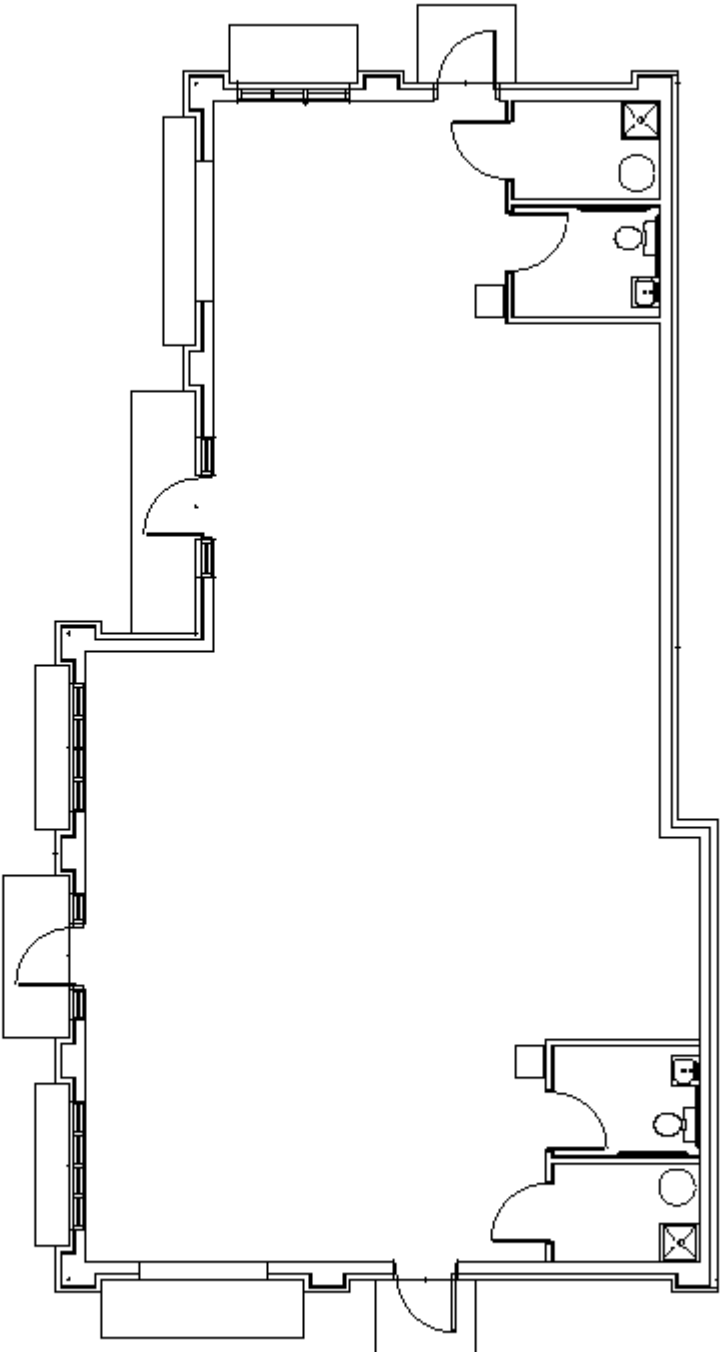
For additional information, please contact John Kiser, Managing Broker at **217-359-8333**. Burch Kiser Real Estate, LLC is the agent for, and therefore represents, the Lessor.





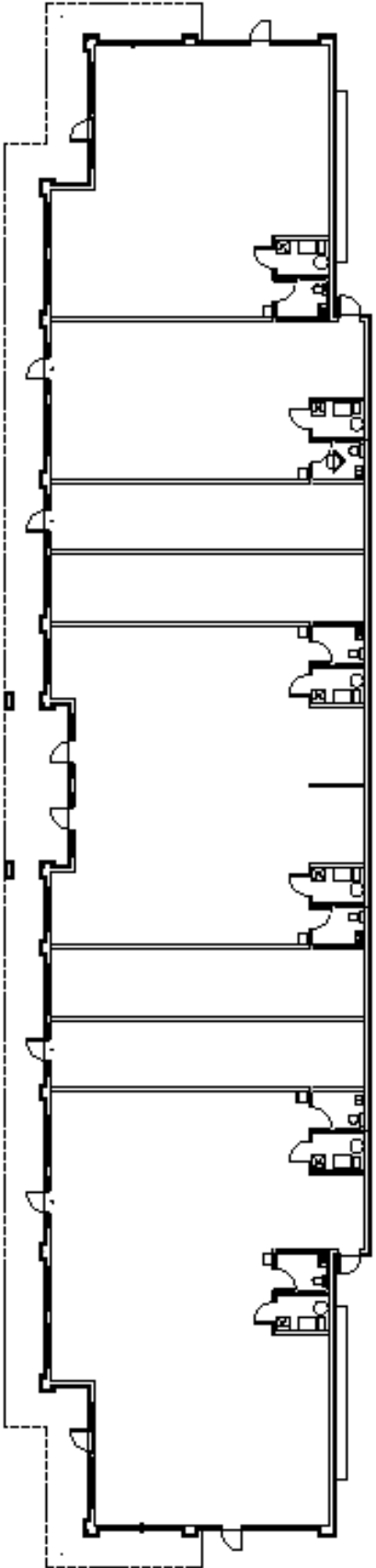
**PLAN BLDG. A**

24082 SQ. FT.



# **PLAN BLDG. B**

1752 SQ. FT.



FLOOR PLAN - BUILDING "C"  
2000 2014