

211 N Neil Street

CHAMPAIGN, ILLINOIS

AVAILABLE



Second-Generation Restaurant / Bar For Lease



**COLDWELL BANKER
COMMERCIAL**

**DEVONSHIRE
REALTY**

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the information and bears all risk for any inaccuracies. Ownership Disclosure: Property ownership is a licensed Illinois Real Estate Broker.

PROPERTY OVERVIEW

211 N. Neil Street offers a rare opportunity to lease a fully built-out, second-generation restaurant and bar in the heart of Downtown Champaign. The space was comprehensively renovated for restaurant use in 2016 and combines the character of a historic downtown building with the infrastructure needed for a modern food and beverage operation.

The restaurant features a warm, distinctive interior with exposed brick, decorative tin ceilings, hardwood finishes, a large full-service bar, and expansive storefront windows providing abundant natural light. The existing layout has a capacity of approximately 75, plus additional outdoor seating along Neil Street.

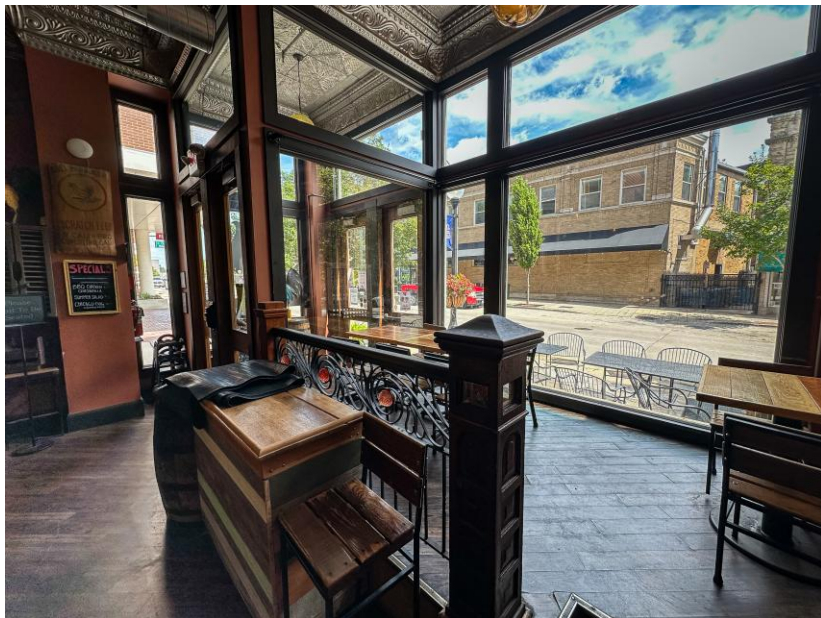
The property includes an existing commercial kitchen buildout with hood system and walk-in cooler, along with 600-amp, three-phase electrical service and significant infrastructure for a future restaurant operator. The premises are fully sprinklered, and a substantial amount of the existing tenant's furniture, fixtures, and equipment (FF&E) is available for purchase separately.

Located in the center of Downtown Champaign's dining, entertainment, and nightlife district, 211 N. Neil Street presents an exceptional opportunity for a restaurant, bar, brewery, cocktail concept, or other hospitality operator seeking a highly visible downtown location.

Type	Second-Generation Restaurant / Bar
Suite Size	+/- 2,816 SF
Base Rent	\$5,000.00/Month
Lease Type	NNN
Capacity	±75-person interior Seats + Outdoor Seating
Electrical	600-Amp, 208/120V, 3-Phase Electrical Service
Available	December 1, 2026

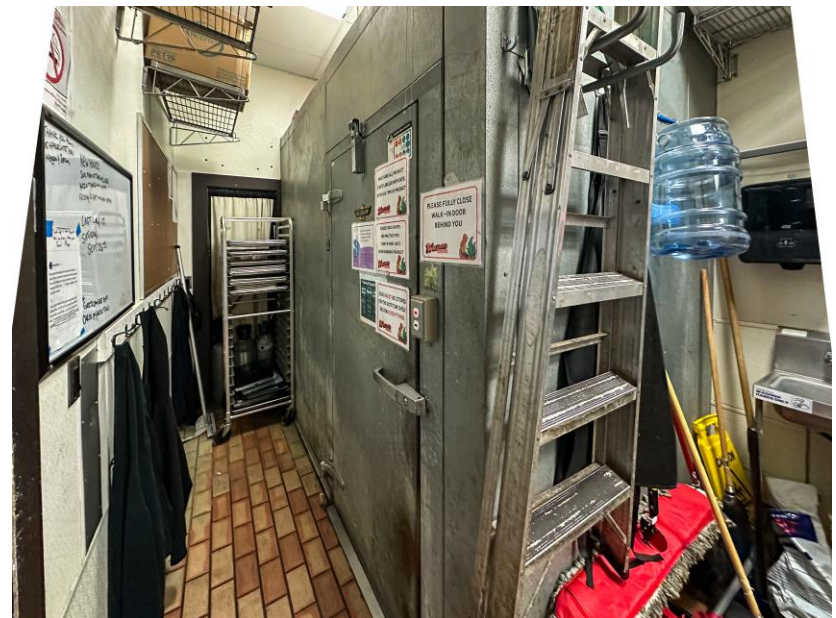


RESTAURANT & BAR PICTURES



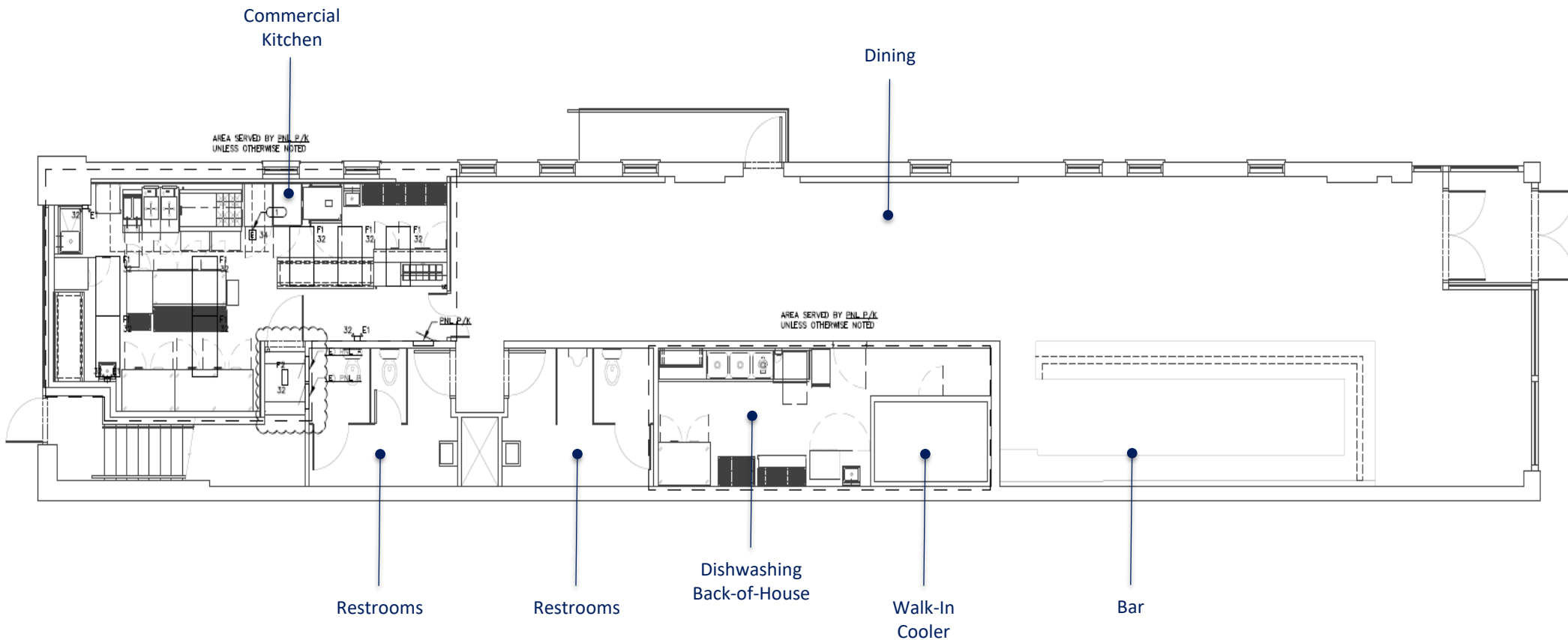
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COMMERCIAL KITCHEN PICTURES



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FLOOR PLAN



PROPERTY AERIAL

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AREA PROFILE

Champaign-Urbana is a dynamic Central Illinois community anchored by the University of Illinois at Urbana-Champaign, the state's flagship university. Centrally located between major Midwest markets, Champaign is approximately 135 miles south of Chicago, 122 miles west of Indianapolis, and 181 miles northeast of St. Louis.

The community benefits from a diverse employment base led by education, healthcare, technology and research. Major healthcare providers include Carle Health, OSF HealthCare and Christie Clinic.

The University of Illinois, ranked among the nation's leading public universities, enrolls more than 60,000 students and employs 31,000+ faculty and staff. The community is also home to Parkland College, with more than 9,000 students and 750+ faculty and staff.

Downtown Champaign offers a vibrant mix of locally owned restaurants, shops, bars and entertainment venues, and regularly hosts outdoor concerts, festivals, farmers markets and other community events.

Champaign-Urbana is also a nationally recognized technology and research hub, attracting major companies including NVIDIA, Caterpillar, Yahoo!, Capital One, Abbott, ADM and Wolfram Research. The University of Illinois Research Park encompasses more than 700,000 SF and supports 120+ companies and over 2,100 employees in technology and innovation-focused careers.



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