



Offering Summary

Lease Rate:	Negotiable
NNN's:	Aprox. \$1.55 PSF
Available SF:	41,290 SF
Lot Size:	9.04 Acres
Year Built:	1984
Renovated:	2006
Zoning:	CG: Commercial General
Market:	Champaign County
Traffic Count	Approx. 14,400 VPD

Property Overview

Up to 41,290 SF available for lease at Neil Street Shopping Center, located at 2102 N. Neil Street in Champaign, Illinois. The center offers an opportunity to join Co-Tenant Hobby Lobby in the heart of Champaign's bustling commercial corridor, surrounded by an abundance of national retailers. The adjacent property, Champaign Market Place Shopping Center, is the second largest enclosed mall in Central Illinois, and is anchored by Dick's Sporting Goods, Field & Stream, Macy's, JCPenney and Costco. The property features a spacious interior - flexible for various users, dual sided monument signage featuring visibility to approx. 14,400 VPD, and a 460-space parking lot (4.11/1,000 SF). The location offers commuters direct access to Interstate 74 which is less than one (1) mile south of the Property and less than two (2) miles from the Interstate-74/Interstate-57 interchange. Additionally, the property finds itself within two (2) miles north of downtown Champaign and three (3) miles north of University of Illinois at Urbana Champaign. The University of Illinois enrolls over 50,000 combined students and is a major economic driver for the city and surrounding area.

Property Highlights

- Opportunity to join Co-Tenant Hobby Lobby in Champaign's major commercial corridor
- Less than one (1) mile from Interstate 74 (I-74)
- Surrounded by national retailers nearby including Dick's JCPenney, Costco, and Portillos, among many others

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchiatti  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

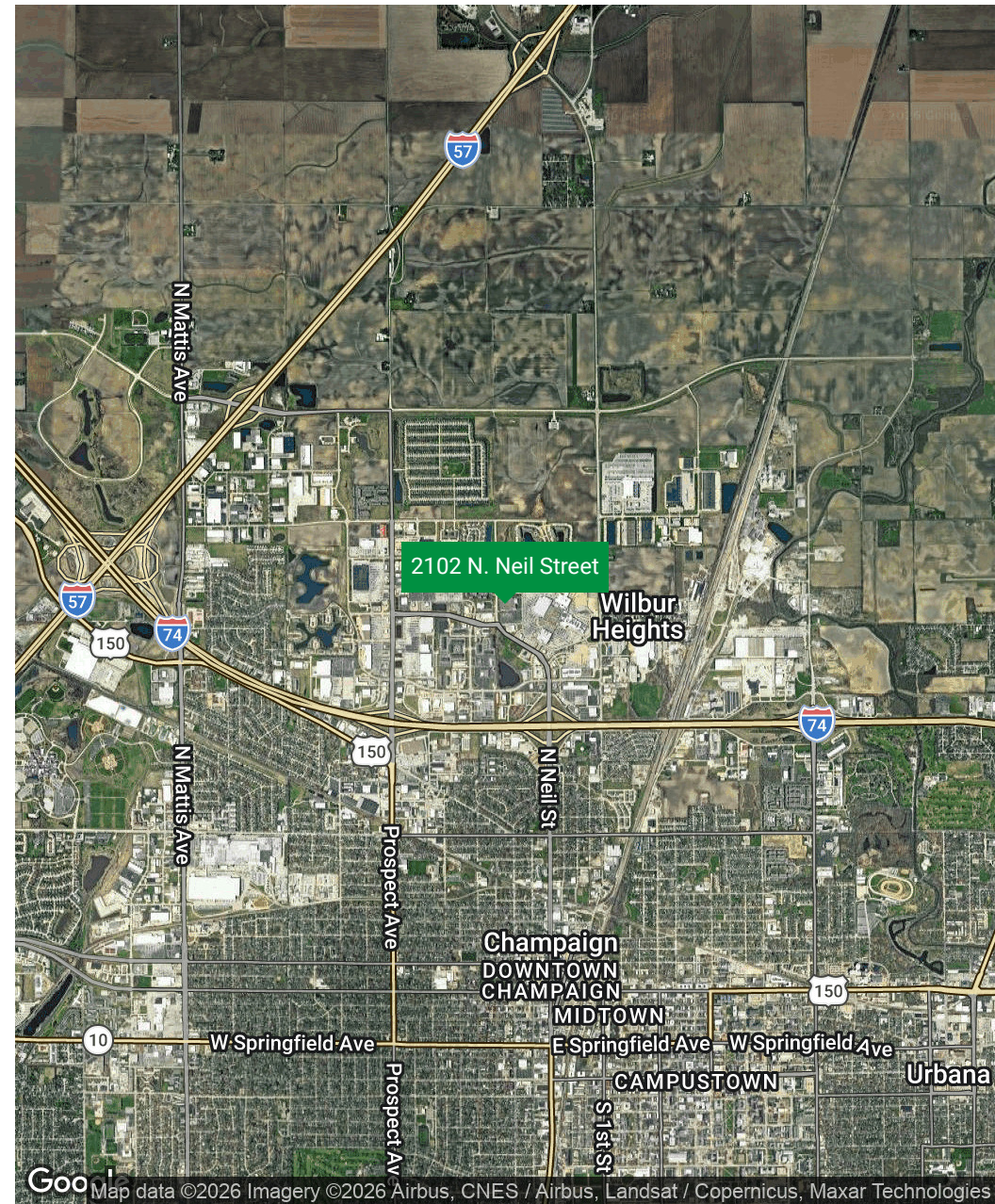
**Andrew Ruben**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

# FOR LEASE | 2102 N. NEIL STREET

LOCATION MAP



**Matthew Tarhis**  
Principal

847.780.8063  
mtarhis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

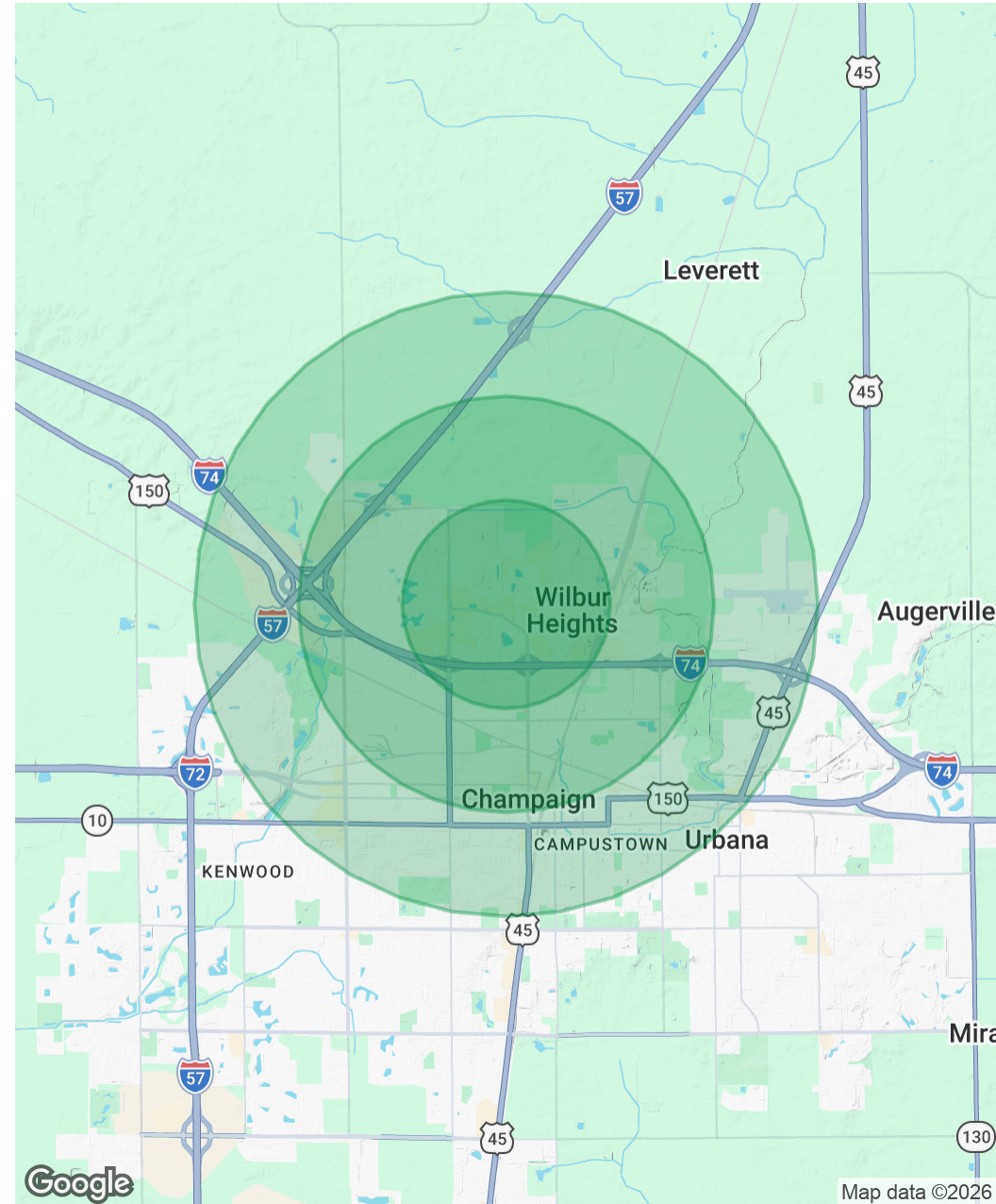
847.602.2005  
apicchiatti@frontlinerepartners.com

Population	1 Mile	2 Miles	3 Miles
Total Population	5,308	20,848	61,393
Average Age	31.1	29.7	28.0
Average Age (Male)	31.5	28.7	28.0
Average Age (Female)	30.9	30.4	28.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,668	10,731	29,185
# of Persons per HH	2.0	1.9	2.1
Average HH Income	\$55,381	\$44,304	\$43,026
Average House Value	\$166,827	\$137,594	\$135,045

Race	1 Mile	2 Miles	3 Miles
% White	57.3%	51.3%	58.4%
% Black	23.8%	31.2%	19.1%
% Asian	13.2%	12.5%	17.4%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.4%	0.2%
% Other	3.8%	2.4%	1.8%

\* Demographic data derived from 2020 ACS - US Census



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com