

FOR SALE

\$2,175,000



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



1813-1819 S. Philo Road, Urbana, IL

Property Information

LOT SIZE

314,068 SF

BUILDING SIZE

62,074 SF

TAX PIN

93-21-21-126-040

ZONING

B-3 General Business

AREA DESCRIPTION

The subject property is ideally located along Philo Road in Urbana, IL, and benefits from outstanding visibility and full access from both Philo Road and Colorado Avenue. The property is approximately one mile east of the University of Illinois at Urbana-Champaign campus and is surrounded by a wide variety of retailers, office users and residential buildings. Area businesses include CVS, Planet Fitness, Burger King, Walgreens, McDonald's, Sprint, and many others.

PROPERTY DESCRIPTION

1813-1819 S Philo Road is a 62,074 square foot shopping center built in 1992 that is comprised of a 1,000 SF outlot building occupied by Global Smoke & Vape, a 56,974 SF former grocery store that will be delivered vacant, and inline retail occupied by Charly's Sunnycrest Salon (1,300 SF), Check 'n Go (1,400 SF) and First Wok (1,400 SF).

The former grocery store that will be delivered vacant is mostly wide open, with perimeter break room, offices, men's and women's restroom, and various storage areas. The rear of the building has one overhead door and three dock height doors for shipping and receiving. The building features a fully automatic sprinkler system and has pylon signage along Philo Road.



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**Coldwell Banker Commercial
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Champaign, Illinois 61820
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Aerial



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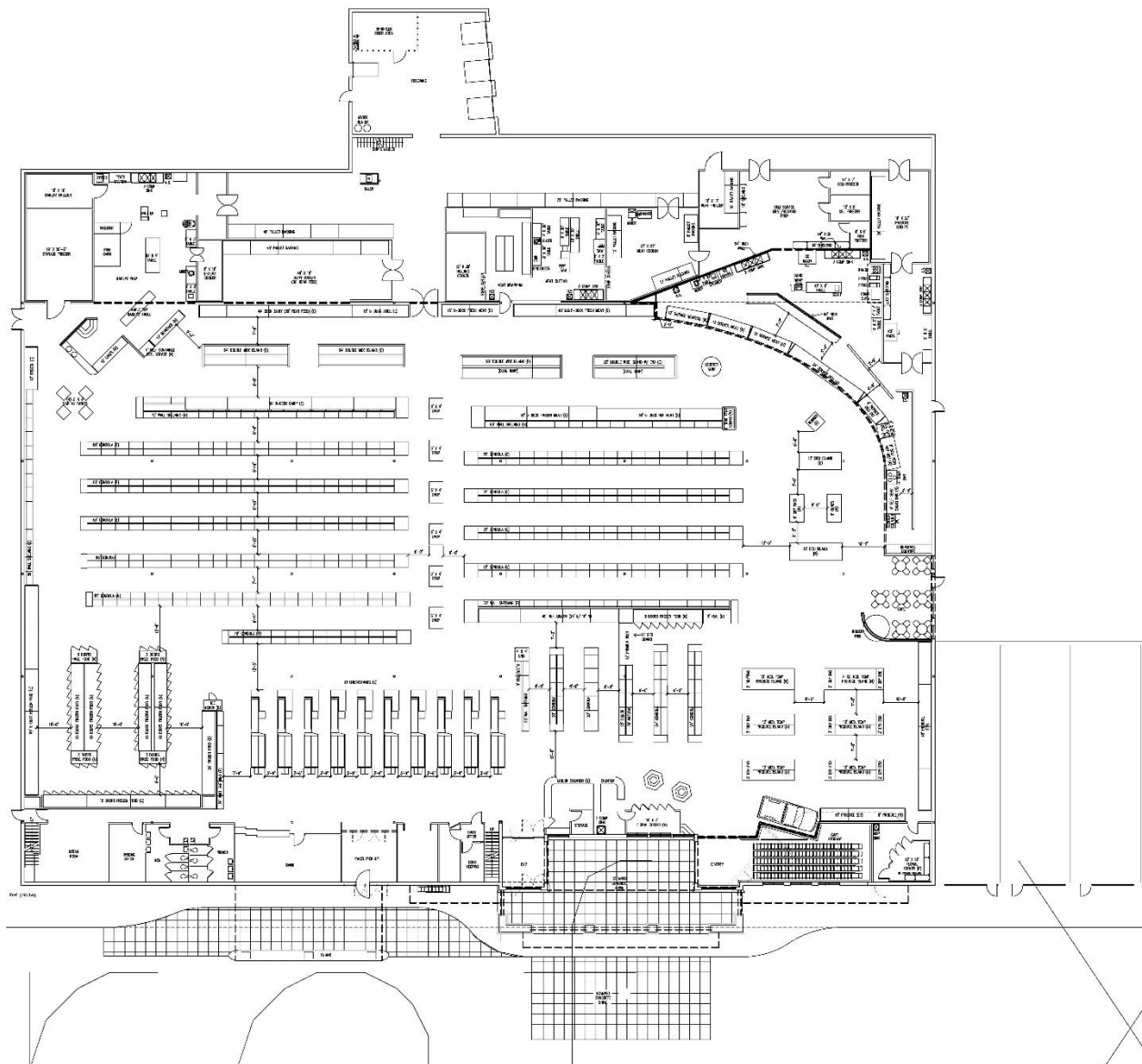
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Floor Plan



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