

FOR SALE**\$1,865,000 (Previously \$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 62,124 square foot shopping center built in 1992 that is comprised of a 1,050 SF outlot building occupied by Exotic's Smoke & Vape, a 56,974 SF grocery store occupied by Salt & Light (that can be delivered occupied or vacant), and inline retail occupied by First Wok (1,400 SF), and two vacant suites (1,300 SF & 1,400 SF).

The grocery store portion 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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Aerial



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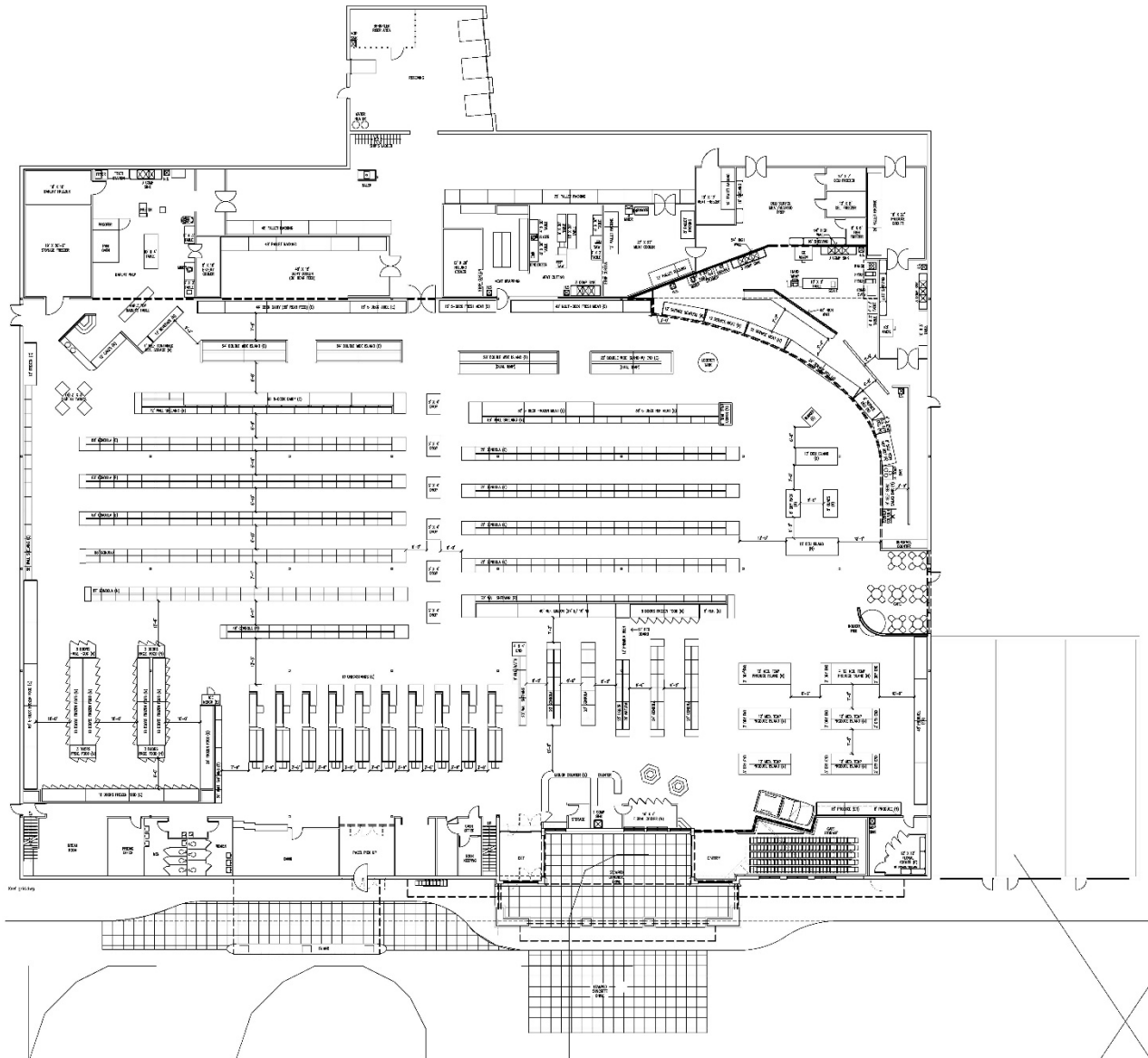
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Floor Plan



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