



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# NEW PHILO ROAD RETAIL STRIP CENTER SPACE

\$13.00 / SF / GROSS



**FOR LEASE**

## 1720 S. PHILO ROAD

Urbana, IL 61802

**1,943 - 2,055 SF**

**OFFICE**

**RETAIL**

### SALE PRICE

\$13.00 / SF / Gross

### AVAILABLE SPACE

1,943 & 2,055 SF

### TAX PIN

93-21-21-201-012

### PARKING

90 Spaces

### BUILDING SIZE

12,000 SF

### YEAR BUILT

2009

### ZONING

B-3

### BUILDING CLASS

A

### PROPERTY DESCRIPTION

The shopping center was built in 2009 featuring 15ft ceilings, plentiful parking and a red brick façade. Suites range in size from 1,647 sq ft to 3,702 sq ft and have glass frontage on all suites. The suites face Philo Road with great visibility. Façade signage is available for each suite. Co-tenants of the shopping center include: PeopleReady and Urgent Rent-a-car. Suite A is 2,055 sq ft and features a restroom, showroom with finished flooring and back office. Suite E is 1943 sq ft and is in vanilla box condition ready for tenant improvements.

### AREA DESCRIPTION

The center is located in the Shoppes at the Pointe shopping center, which is located on one of Urbana's main arterial streets at the southeast corner of Philo and Florida. It is a retail strip mall perfect for retailers, restaurants and professional offices. The Shoppes are situated 5 minutes away from the University of Illinois campus. The space is located across the street from Sunnycrest Shopping Center, major retailers such as McDonald's, Papa John's Pizza, Planet Fitness and Walgreen's. Burger King, Caring Hands Animal Hospital, T-Mobile and CVS Pharmacy are neighboring businesses. Several residential subdivisions and apartment communities surround the Philo Road Business District, including The Pointe At U of I University Housing, directly behind the shopping center.



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DEVONSHIRE REALTY**

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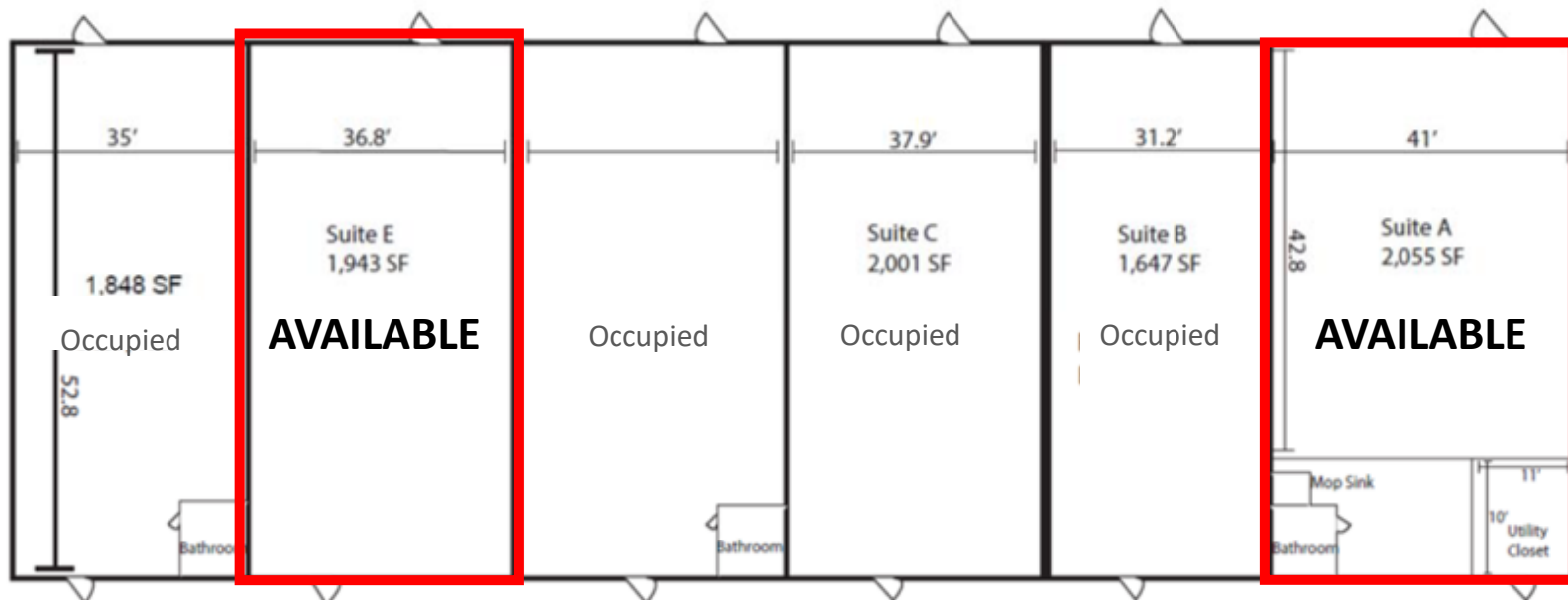
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## FLOOR PLAN



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