



**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 SF

OFFICE

RETAIL

SALE PRICE

\$13.00 / SF / GROSS

AVAILABLE SPACE

1,943 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 E, 1943 sq ft, is now available and 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.



NICK RAGLE

217-403-3379

nick.ragle@cbcdr.com
cbcdr.com



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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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