



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FREESTANDING RETAIL - FORMER CVS

\$10.00/ SF Modified Gross

FOR LEASE



1818 S Philo Rd.

Urbana, IL 61802

16,658 SF

RETAIL

LEASE PRICE

\$10.00/ SF
Modified Gross

BUILDING SIZE

16,658 SF

LOT SIZE

56,620 SF

YEAR BUILT

1998

TAX PIN

93-21-21-201-003
&
93-21-21-201-007

ZONING

B-3 General Business

PROPERTY DESCRIPTION

This former CVS Pharmacy is a well-maintained, freestanding commercial building offering 16,000 square feet of flexible retail or medical space on 1.35 acres (two parcels). The building includes a functional drive-thru pharmacy lane and 77 dedicated parking spaces, supporting a variety of high-traffic uses such as healthcare, quick-service retail, or financial services.

Designed for visibility and accessibility, the property features efficient interior layouts, prominent signage opportunities, and dual ingress/egress. Built to modern standards and in solid condition, the site presents a move-in ready opportunity for tenants seeking a high-quality facility with strong infrastructure. The property is currently available for sublease, offering flexible occupancy terms.

AREA DESCRIPTION

The subject property is located at the intersection of Philo Road and Colorado Avenue, directly across from Salt & Light. It lies within one of Urbana's primary neighborhood business districts, serving the surrounding residential community with a mix of retailers, restaurants, and professional offices. The district is conveniently situated just five minutes from the University of Illinois campus. Nearby points of interest include the Sunnycrest Center and major national retailers such as McDonald's, Papa John's Pizza, Planet Fitness, Dollar Tree, U-Haul, and Meijer. The area is also surrounded by numerous residential subdivisions and apartment communities, including The Pointe at U of I University Housing.



LARRY KUCHEFSKI, CCIM

Managing Broker
217-918-0871
lk@cbcdr.com



NICK RAGLE

Advisor
217-403-3379
nick.ragle@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



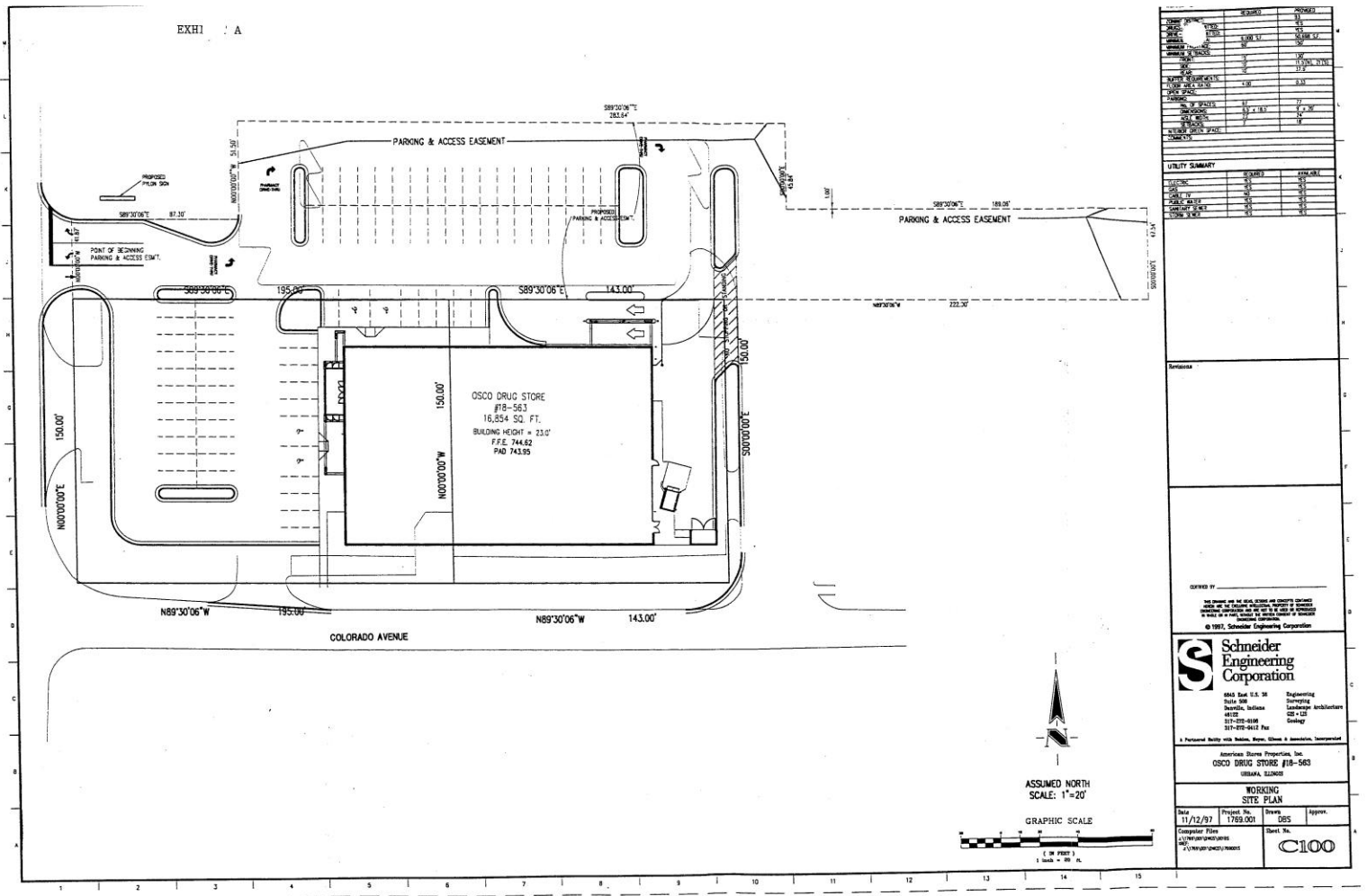
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FREESTANDING RETAIL - FORMER CVS

\$10.00/ SF Modified Gross

FOR
LEASE

SITE PLAN



LARRY KUCHEFSKI, CCIM
Managing Broker
217-918-0871
lk@cbcdr.com



NICK RAGLE
Advisor
217-403-3379
nick.ragle@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.