



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FORMER WALGREENS

\$12.00 / SF / GROSS

FOR SUBLEASE



1801 S Philo Rd.

Urbana, IL 61802

14,820 SF

RETAIL

LEASE PRICE

\$12.00/ SF

LEASE TYPE

Gross

BUILDING SIZE

14,820 SF

PROPERTY DESCRIPTION

Former Walgreen's property totaling 14,820 SF with an open floor plan and drive-through window. The building has 17' clear height ceilings (13' to drop ceiling), 3 phase power with 800 amp service and ample parking around the building. Large storage area at the back of the store with one overhead door.

AREA DESCRIPTION

The property is located in southeast Urbana north of the Meijer store. Philo Road is an arterial road that runs through Urbana with a high traffic count and Great visibility from the road. The property is located south of SunnyCrest Mall. Anchor tenants in the area are Salt & Light, McDonalds, U-Haul, and Meijer.



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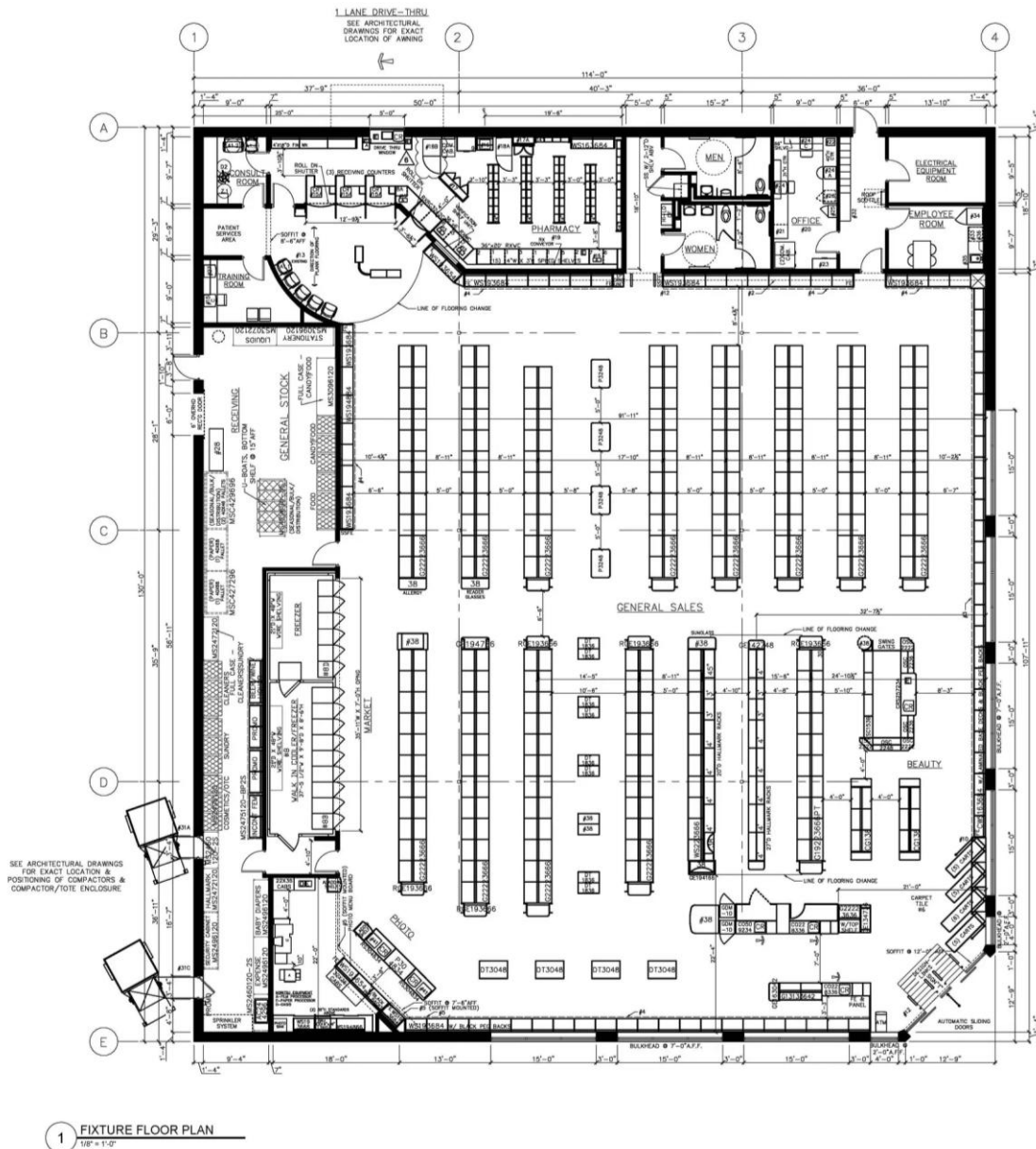
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FLOOR PLAN



1. FIXTURE FLOOR PLAN
1/8" = 1'-0"



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