

1901 S. PHILO RD.

1901 S. PHILO RD., URBANA, IL 61802



PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 1901 S. Philo Rd. in Urbana presents an enticing location for prospective retail or strip center tenants. The property benefits from its close proximity to a diverse mix of local businesses, popular dining options, and community attractions, ensuring a lively atmosphere with consistent foot traffic. Additionally, nearby landmarks such as the Crystal Lake Park and the Urbana Indoor Aquatic Center contribute to the area's unique charm, drawing in both residents and visitors. With its strong sense of community, favorable demographics, and convenient access to major roadways, the location offers an excellent opportunity for retail businesses to establish a prominent presence and meet the diverse consumer needs of the Urbana market.

OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rate: | Currently Occupied Inquire if Interested |
| Number of Units: | 3 |
| Available SF: | 3,428 SF |
| Building Size: | 6,617 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 6,421 | 29,035 | 54,581 |
| Total Population | 12,588 | 66,278 | 118,937 |
| Average HH Income | \$60,961 | \$42,423 | \$56,589 |

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

Presented By:

Legacy Commercial Property
847.904.9200
info@legacyp.com

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ADDITIONAL PHOTOS



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 **LEGACY**
COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
<http://legacyp.com>

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PLANS



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|--|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 3,428 SF | Lease Rate: | Currently Occupied Inquire if Interested |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------------|-------------------|----------|------|---------------------------|-------------|
| 1901 S Philo Rd | Dotty's Gaming | 1,628 SF | NNN | - | - |
| 1901 S Philo Rd | Available | 3,428 SF | NNN | Contact Broker or Pricing | - |
| 1901 S Philo Rd | Jackpot Food Mart | 1,561 SF | NNN | - | - |

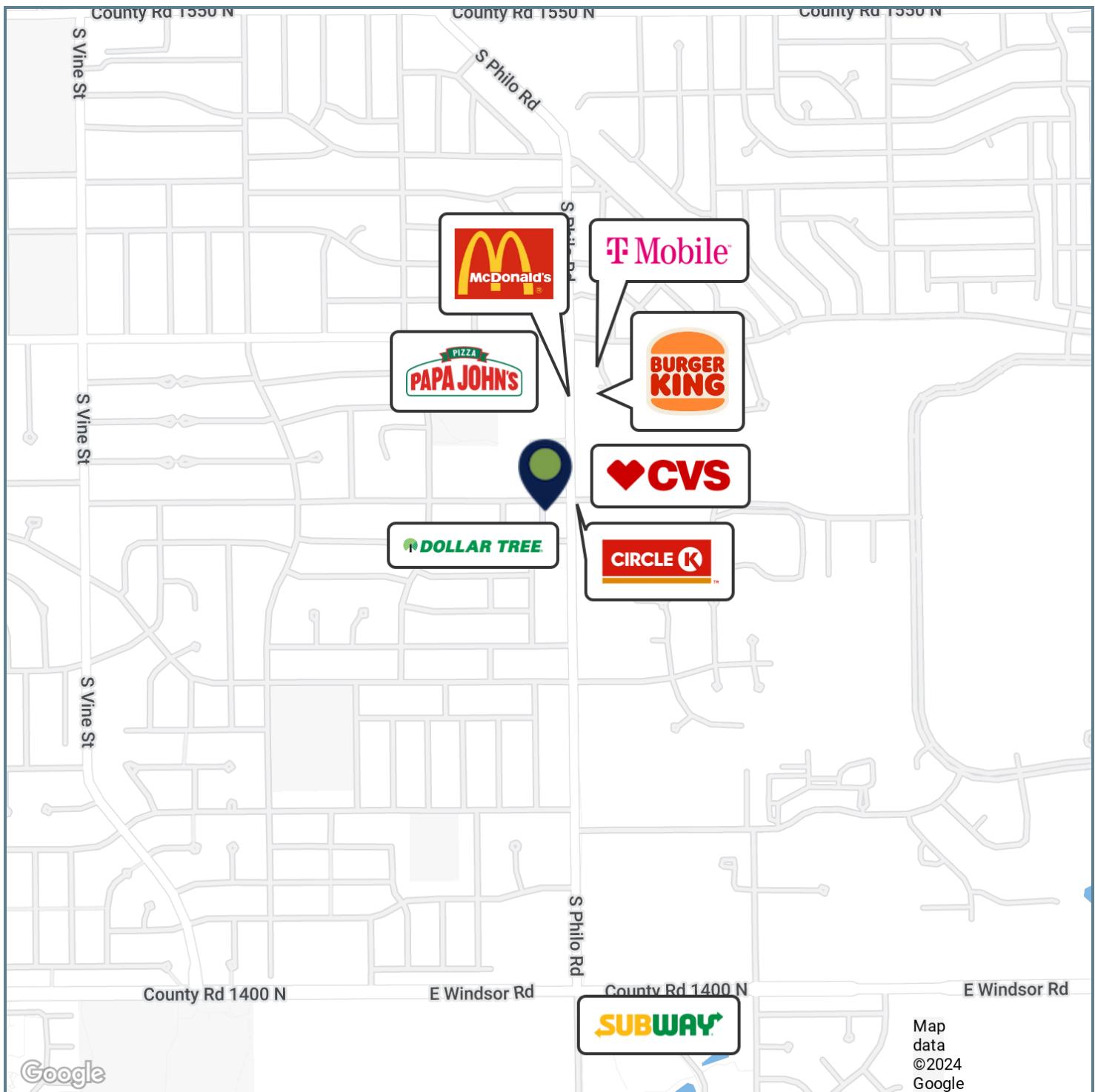
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RETAILER MAP



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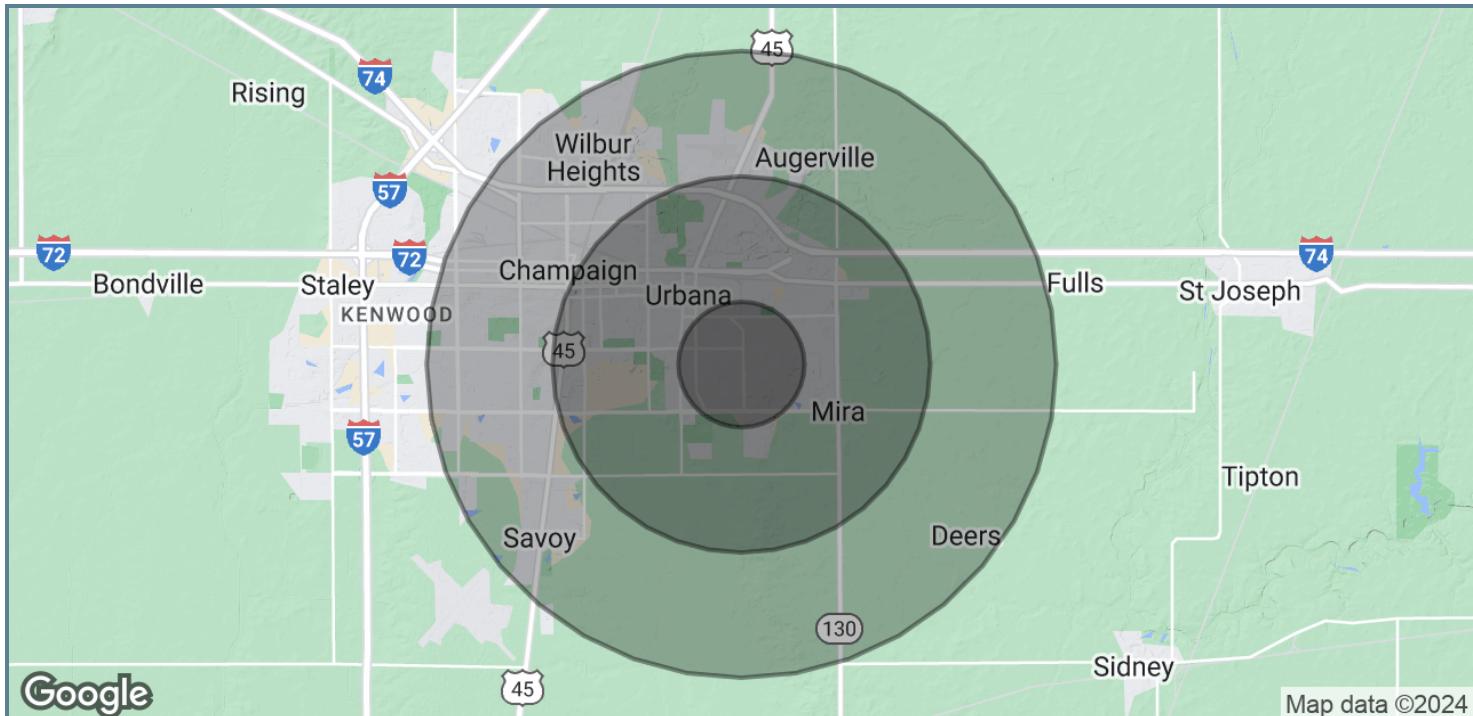
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,588 | 66,278 | 118,937 |
| Average Age | 35.1 | 29.1 | 32.3 |
| Average Age (Male) | 38.7 | 29.5 | 32.3 |
| Average Age (Female) | 33.8 | 29.1 | 32.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|----------|-----------|
| Total Households | 6,421 | 29,035 | 54,581 |
| # of Persons per HH | 2.0 | 2.3 | 2.2 |
| Average HH Income | \$60,961 | \$42,423 | \$56,589 |
| Average House Value | \$147,915 | \$83,638 | \$111,598 |

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile • **State Farm**®



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

