

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.

PROPERTY HIGHLIGHTS

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

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

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
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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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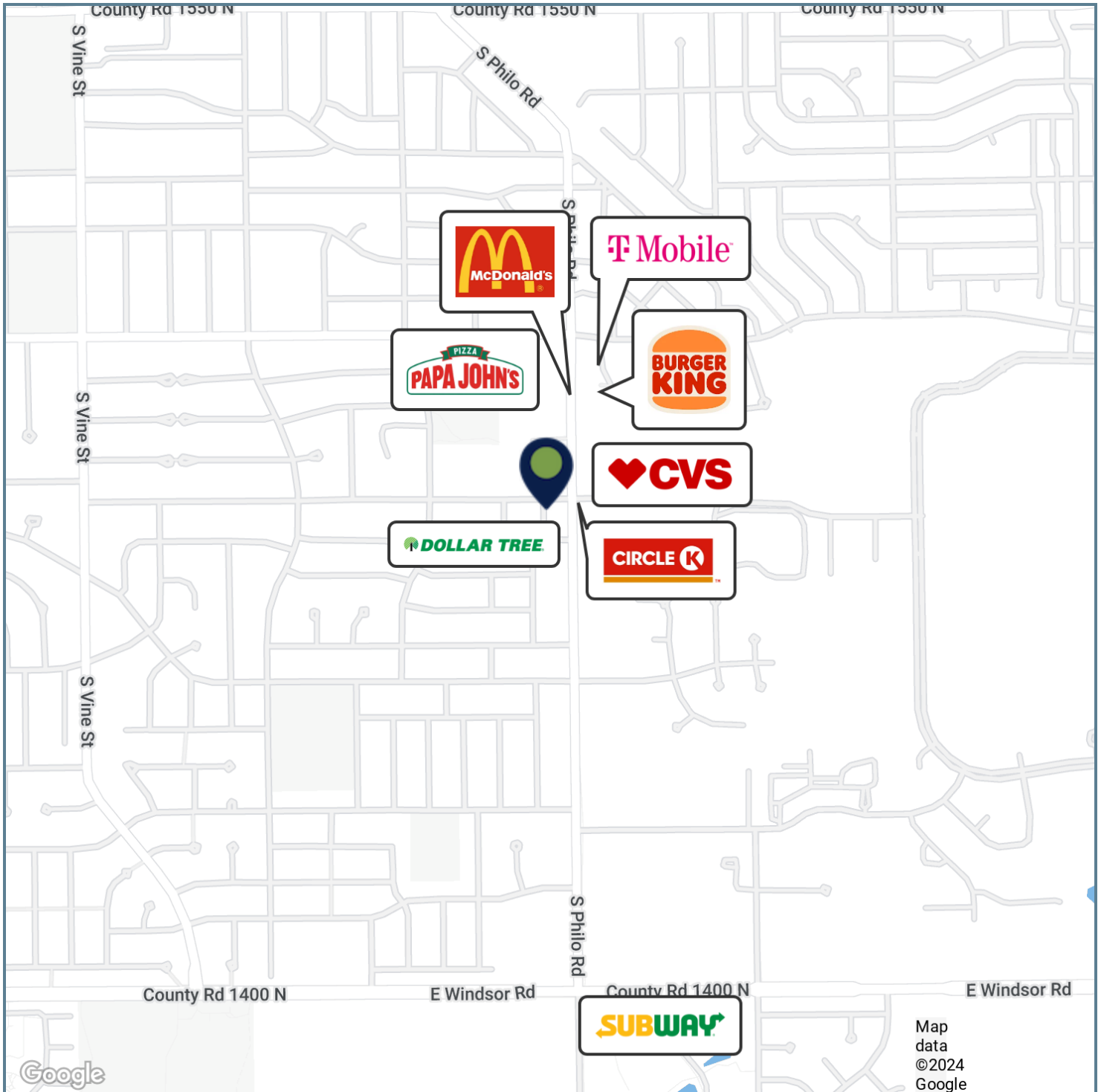
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RETAILER MAP



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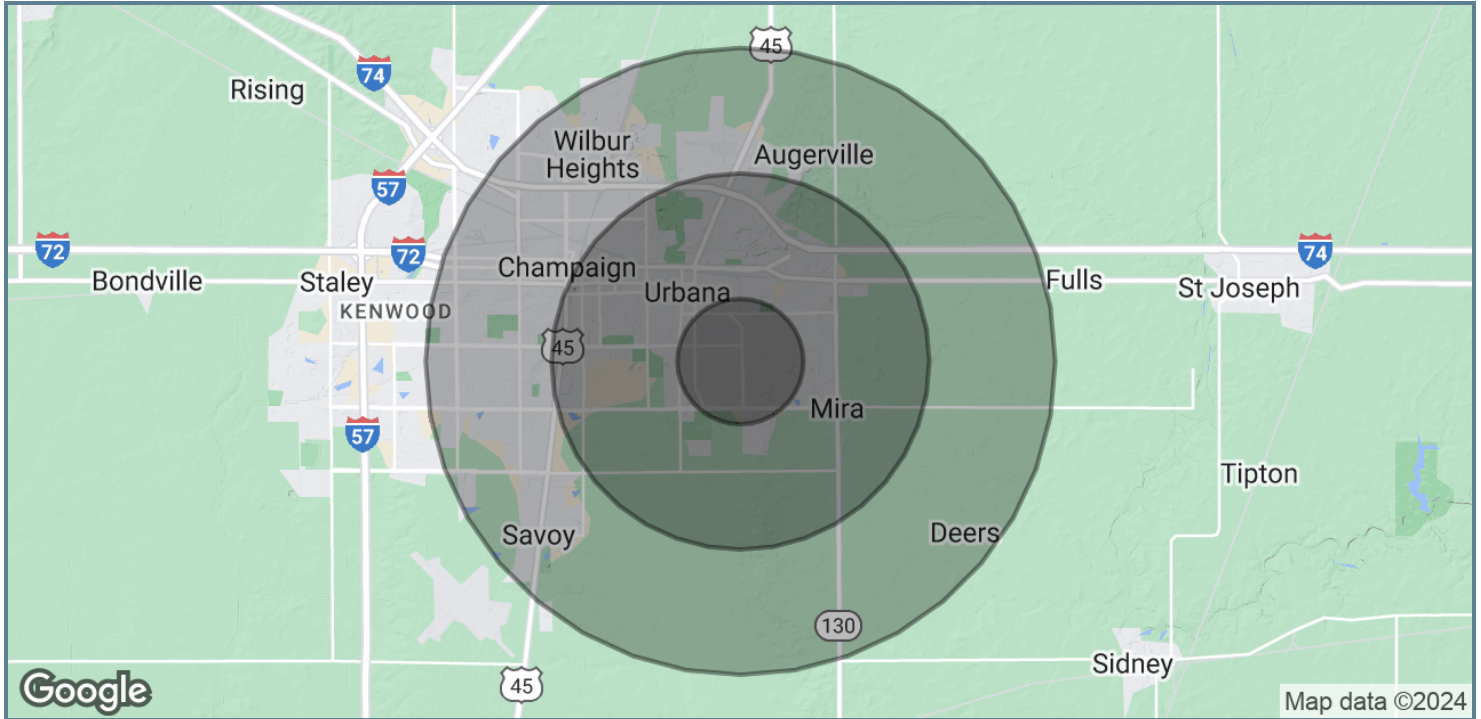
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DEMOGRAPHICS MAP & REPORT



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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LEGACY
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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



Why Legacy



Large Portfolio

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



One Partner

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



Prime Locations

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



True Operators

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

