



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1809 S. Philo Rd.

\$8.00 / SF / NNN

FOR LEASE



1809 S. Philo Rd. Ste A

Urbana, IL 61802

13,332 SF

RETAIL

LEASE PRICE

\$8.00 SF

LEASE TYPE

NNN

BUILDING SIZE

25,576 SF

AVAILABLE SPACE

13,332 SF

TAX PIN

93-21-21-126-050

ZONING

B-3 General Business

YEAR BUILT

1965

NNN EST.

\$2.60/ SF

PROPERTY DESCRIPTION

Suite A is a 13,332 SF space remodeled in 2016 for Planet Fitness. The space has a large open area, check-in area, bathroom/locker rooms with showers, and private rooms used for tanning and massage therapy. Parking is shared in common with all neighboring businesses. Suite A has access to a monument sign along Philo Road for additional signage. The NNN's for 2025 are estimated at \$2.60/SF.

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 good visibility from the road. The property is located on the south side of SunnyCrest Mall and next to a former Walgreens. Anchor tenants in the area are Salt & Light, McDonalds, U-Haul, and Meijer.



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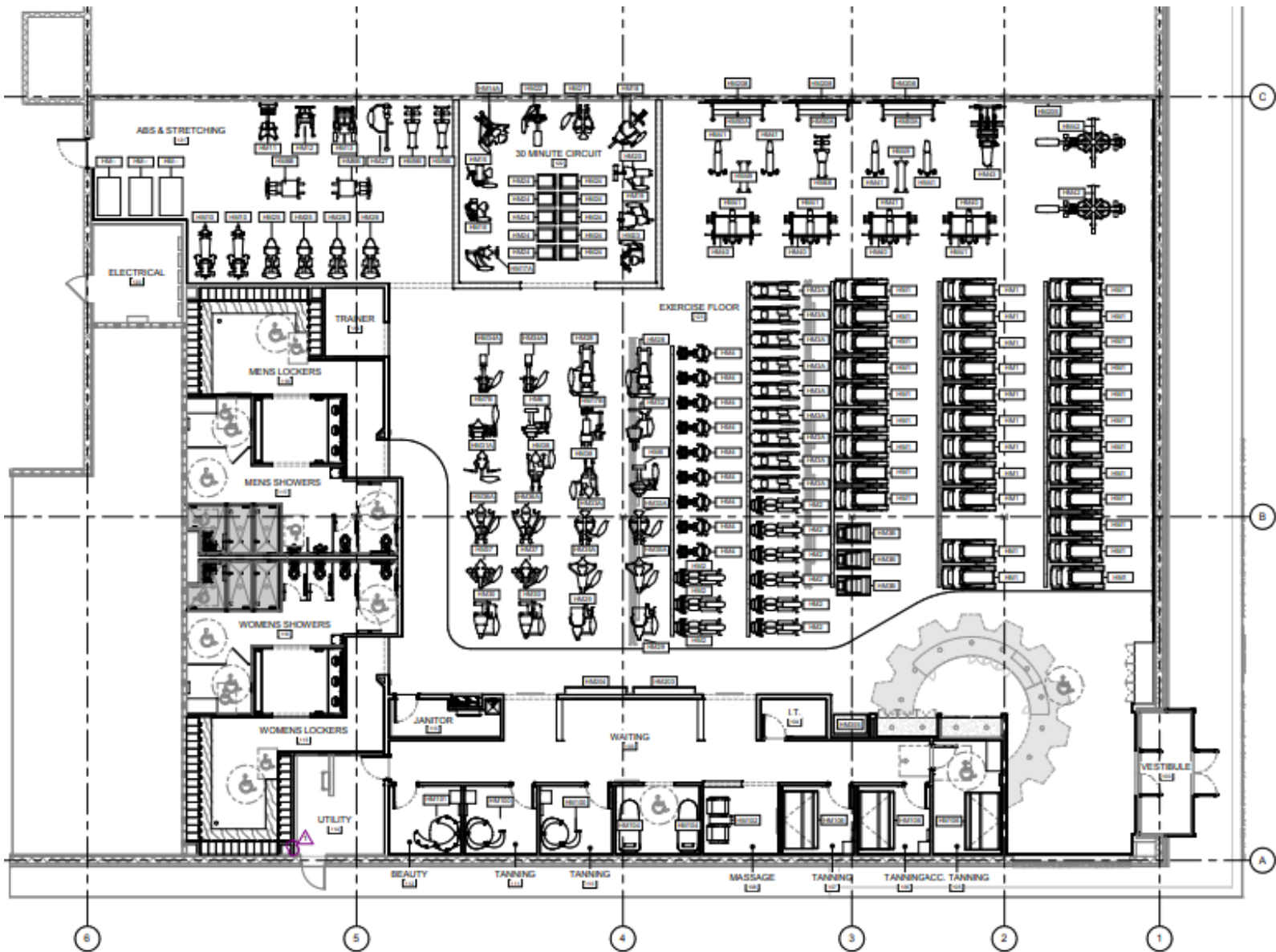
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FLOOR PLAN



1 EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



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