



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

New Philo Road Retail Strip Center Space

\$11.00 / SF NNN



FOR LEASE

1720 S. Philo Road

Urbana, IL 61802

1,943 SF

OFFICE

RETAIL

SALE PRICE

\$11.00 / SF NNN

AVAILABLE SPACE

Suite E: 1,943 SF

TAX PIN

93-21-21-201-012

PARKING

90 Spaces

BUILDING SIZE

12,000 SF

YEAR BUILT

2009

ZONING

B-3

BUILDING CLASS

A

PROPERTY DESCRIPTION

This contemporary shopping center was constructed in 2009, showcasing a red brick façade and 15 ft ceilings. Ample parking is available, ensuring hassle-free visits for your clients. All suites offer glass frontage, ranging in size from 1,647 sq ft to 2,055 sq ft, and face Philo Road, guaranteeing high visibility for your business. Additionally, each suite has the opportunity for façade signage to further elevate your brand.

Available: Suite E is a spacious 1,943 sq ft and is mostly in vanilla box condition ready for tenant improvements. The unit comes with a single ADA restroom, mechanical closet with mop sink, a plumbed three-compartment commercial sink, and a café style bar. All other units of the building are full!

AREA DESCRIPTION

The center is located in the Shoppes at the Pointe shopping center, which is located on one of Urbana's main arterial streets at the southeast corner of Philo and Florida. It is a retail strip mall perfect for retailers, restaurants and professional offices. The Shoppes are situated 5 minutes away from the University of Illinois campus. The space is located across the street from Sunnycrest Shopping Center, major retailers such as McDonald's, Papa John's Pizza, Planet Fitness and Walgreen's. Burger King, Caring Hands Animal Hospital, T-Mobile and CVS Pharmacy are neighboring businesses. Several residential subdivisions and apartment communities surround the Philo Road Business District, including The Pointe At U of I University Housing, directly behind the shopping center.



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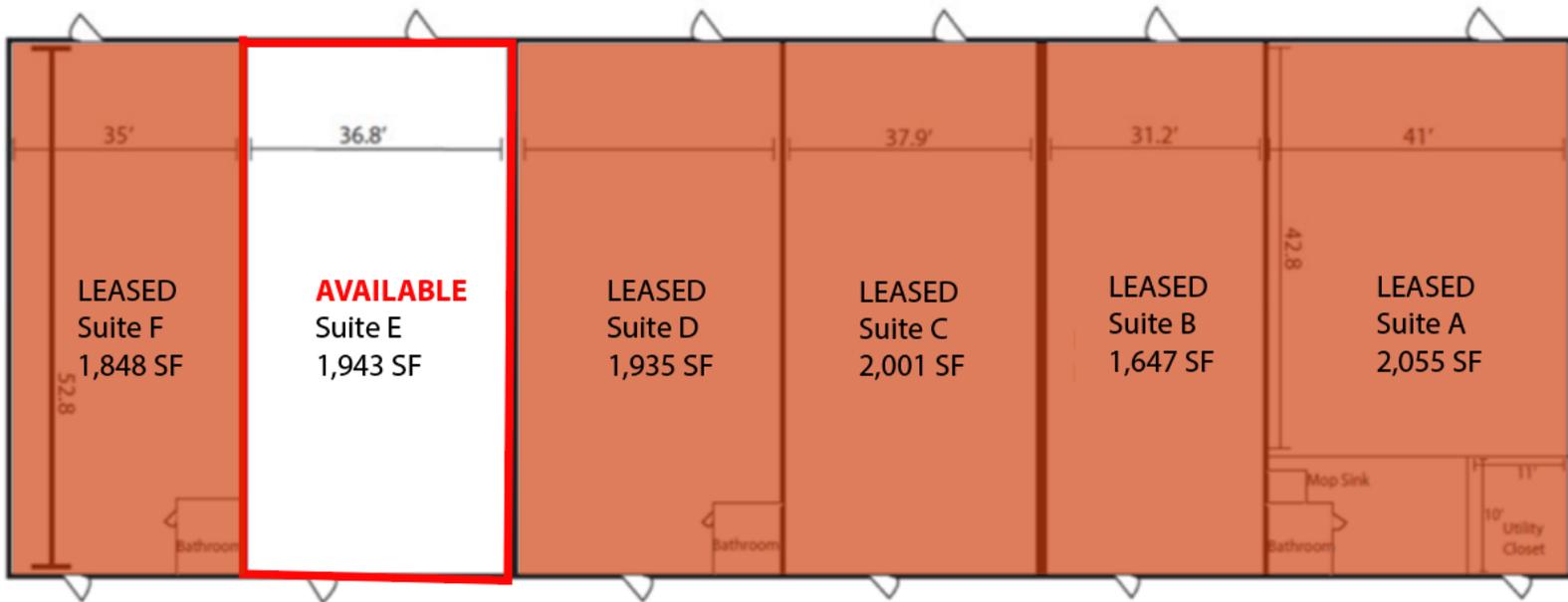
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FLOOR PLAN



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