



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FAMILY DOLLAR

\$965,000 or \$9.00/ SF NNN



FOR SALE OR LEASE

1110 S Philo Rd

Urbana, IL 61801

9,180 SF

RETAIL

SALE PRICE

\$965,000

LEASE PRICE

\$9.00/ SF NNN

BUILDING SIZE

9,180 SF

AVAILABLE SPACE

9,180 SF

TAX PIN

92-21-16-327-022

ZONING

B3 – General
Business

RE TAX

\$30,258 2024

PROPERTY DESCRIPTION

The Subject property was constructed in 2009 and consists of a 9,180 SF building. It has an open retail floor plan, 720 SF of back storage area, restrooms and office. The building does not have an overhead door, but one could be installed. The ceiling height to the drop ceiling is 11'6", clear height 12'6", height to deck 15'4". The building sits on 1.17 acres. The expenses for the property are \$4.05/SF for real estate taxes and building insurance, CAM has been the responsibility of the Lessee as a single tenant building. Family Dollar's lease is set to expire in June 2025.

AREA DESCRIPTION

The subject property is located along the Philo Road retail corridor, between Washington Street and Florida Avenue, in southeast Urbana.



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
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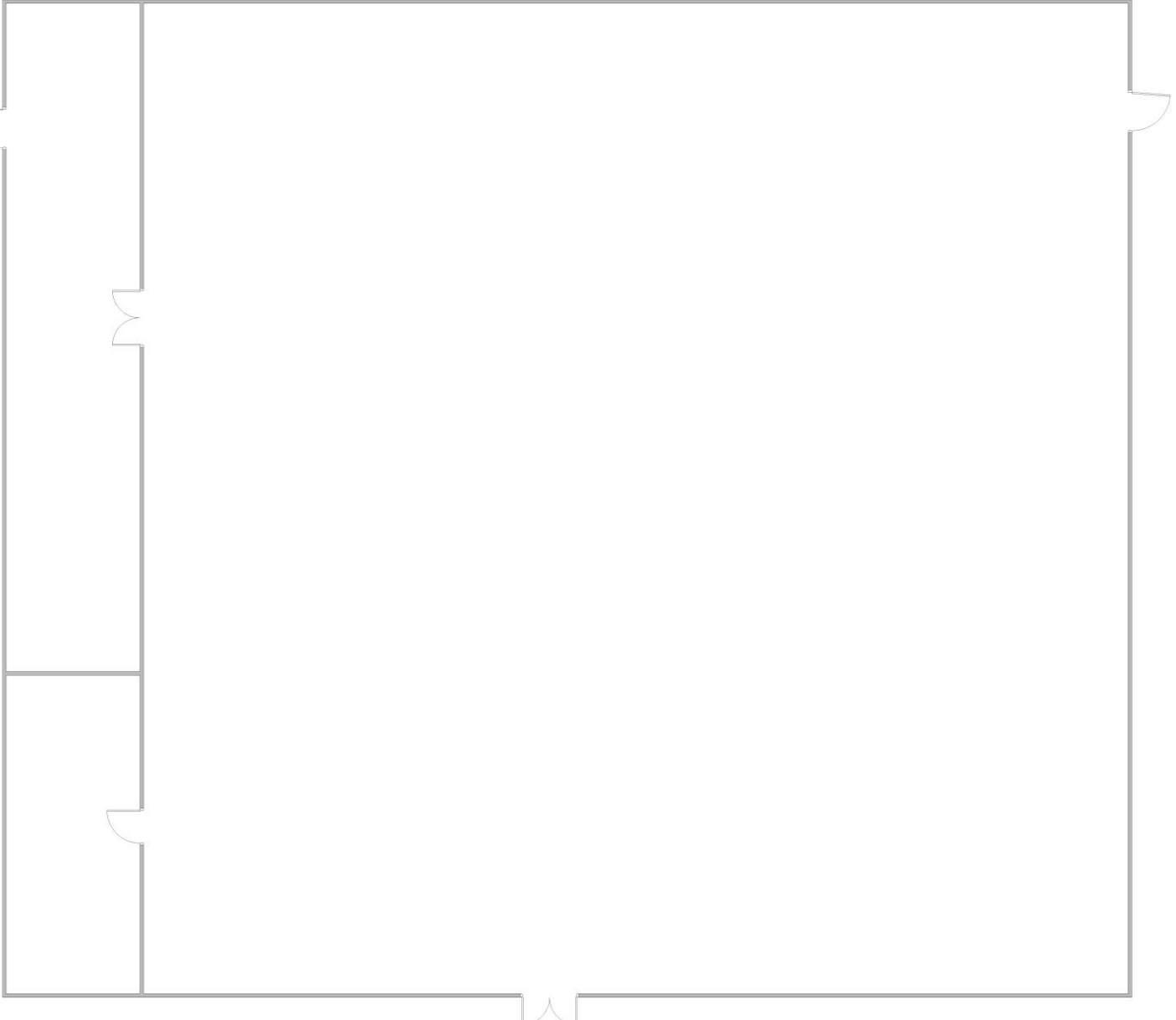
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FLOOR PLAN



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