



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1809 S. Philo Rd.

\$10.00 / SF / Gross



FOR LEASE

1809 S. Philo Rd. Ste. F,

Urbana, IL 61802

1,525 SF

RETAIL

LEASE PRICE

\$10.00 SF

LEASE TYPE

Gross

BUILDING SIZE

25,576 SF

AVAILABLE SPACE

1,525 SF

TAX PIN

93-21-21-126-050

ZONING

B-3 General Business

BUILDING CLASS

B

PROPERTY DESCRIPTION

Suite F is located on the south side of the building and faces Salt & Light. The space was a former dry cleaner and most recently a dog grooming business. The space has two sections a front open area and a back area. There is a restroom and storage room in the back of the space. The space makes for a nice retail area and has drive-through capabilities. The anchor tenant of the center is Planet Fitness. Signage is available along Philo Rd.

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 Walgreens. Anchor tenants in the area are Walgreen/CVS, Salt & Light, Planet Fitness, Burger King, McDonalds, Sprint, Uhaul, and Meijer.



ZACH WETHERELL, CCIM

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**COLDWELL BANKER COMMERCIAL
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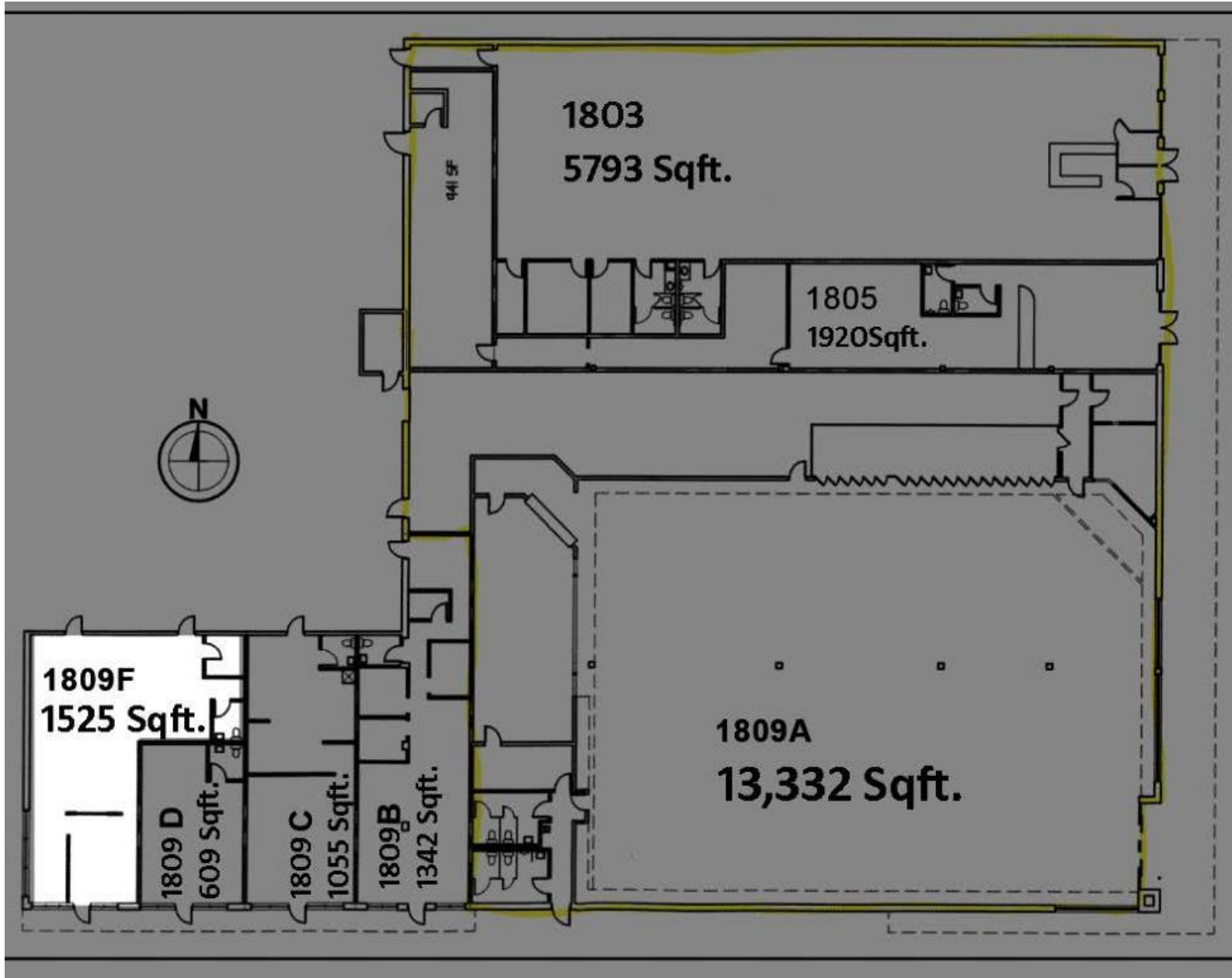
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FLOOR PLAN



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