COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

1803 S Philo Rd.

$10.00 / SF / GROSS

FOR LEASE



1803 S Philo Rd.

Urbana, IL 61802

5,793 SF **RETAIL/OFFICE**

LEASE PRICE

$10.00 / SF

LEASE TYPE

Gross

AVAILABLE SPACE

5,793 SF

ZONING

B-3 General Business

PROPERTY DESCRIPTION

1803 S. Philo is located on the north end of the building. The space is 5,793 SF and consists of an open entry/reception area, three large classroom areas, storage room, two offices, large open area, four separate work areas that could easily be closed off and made separate rooms. The space is ideally suited for a daycare or church. Parking is located both on the north and south side of the building. There is a monument sign along Philo Road that tenants have access to as well.

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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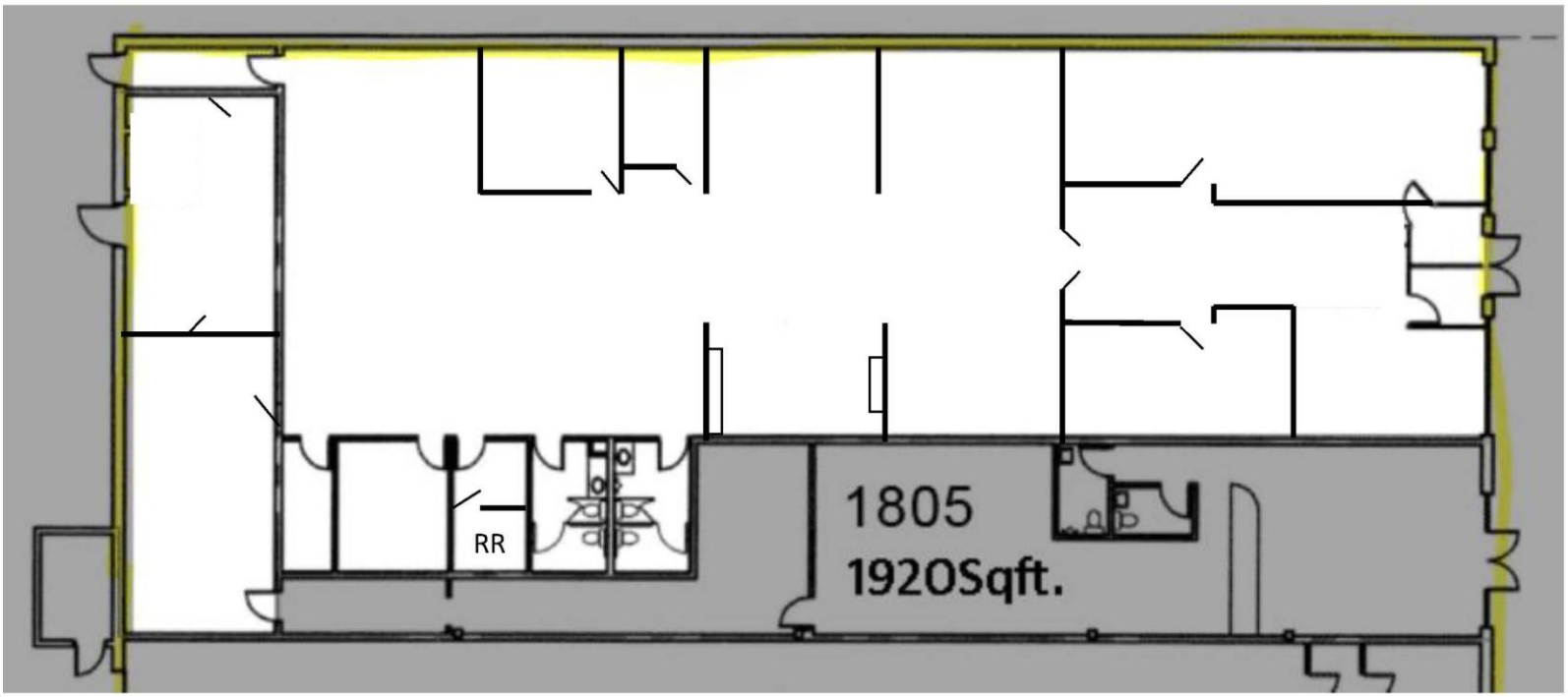
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FLOOR PLAN





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