

# FOR SALE/LEASE/BTS

## \$425,000 (Previously \$585,000)



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



**1711 S. Philo Rd., Urbana, IL 61802**

### Property Information

**LOT SIZE**  
42,494 SF

**LOT DIMENSIONS**  
1,675 – 3,350 SF

**ZONING**  
B-3 General Business

**TAX PIN**  
93-21-21-126-048

### AREA DESCRIPTION

Property is location in the heart of the Philo Road Business District, as an outlot of Sunnycrest. Property is surrounded by businesses, high density multi-family, and single family residences. The Philo Rd business district is southeast Urbana and is comprised of businesses such as: Walgreens, CVS, McDonalds, Burger King, Meijer, County Market, Family Video, Sprint, and many more.

#### Traffic Counts:

Philo: 9,500 VPD

Florida Ave.: 5,100 VPD

### PROPERTY DESCRIPTION

Subject property is an outlot of Sunnycrest shopping center and adjacent to Walgreens and McDonalds on Philo Rd. This .98 Acre site has 250' of frontage with good ingress/egress on Philo Rd. and is ample size for a variety of uses. Subject property lies within the City of Urbana Enterprise Zone and is eligible for other city incentives (<http://www.urbanainillinois.us/incentives>). The B-3-General Business zoning allows for a wide range of uses. Ownership will consider a ground lease or build-to-suite option for this property in addition to selling it outright.



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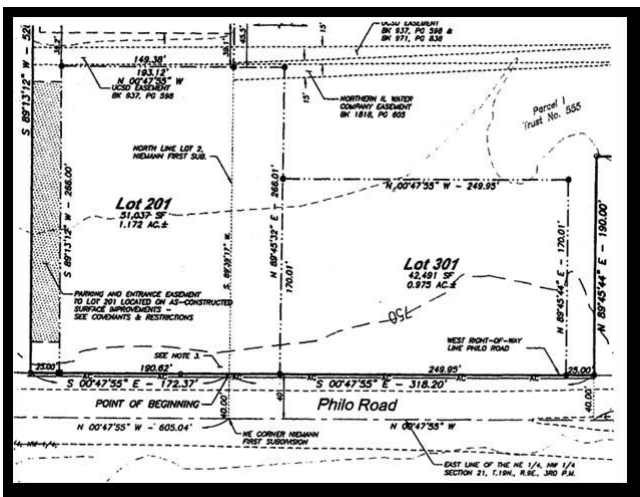


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Demographic Information	1 Mile	3 Miles	5 Miles
Population	13,616	73,327	120,407
Median Age	35.5	23.6	25.7
Households	6,228	27,871	49,406
Average HH Size	2.16	2.09	2.12
Median HH Income	\$41,967	\$26,792	\$32,300
Per Capita Income	\$31,079	\$20,569	\$25,501
Average HH Income	\$66,921	\$46,656	\$58,217
Businesses	283	2,685	5,175
Employees	3,218	58,812	92,295



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