



JAMES BURCH

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Urbana 1702 S. Philo Rd

Property For: **Lease**



DESCRIPTION

Free-Standing Retail Building on busy signalized commercial corner. Flexible building with great visibility, ample off-street parking, and easy access.

SPECIFICATIONS

Space Avail: 3,000 Sq. Ft.

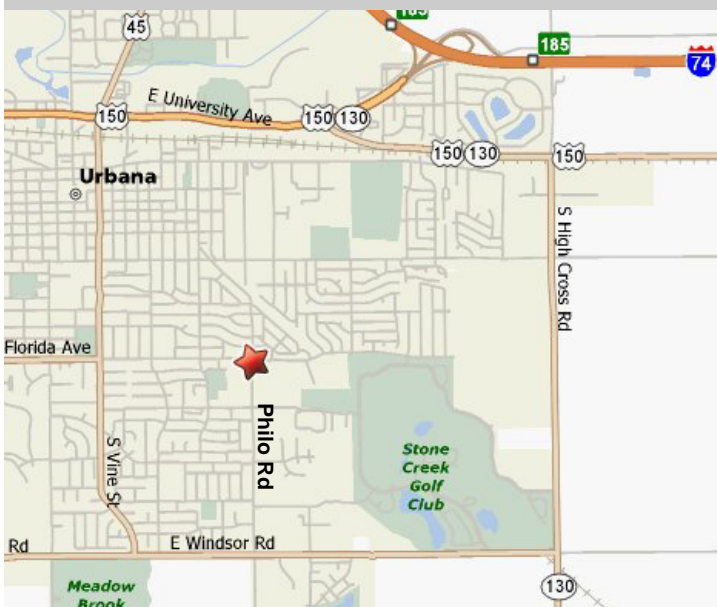
Traffic: Florida Ave: 4,850
Philo Rd: 10,300

Zoned: B-3 General Business

PIN: 93-21-21-200-032

R.E. Tax: \$8,322.78 (2006 pay 2007)

Price: \$12.00 per sq. ft. NNN



MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Roche Cain at **217-359-8333**. James Burch Real Estate is the agent for, and therefore represents, the Lessor.