



# JAMES BURCH

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

# Urbana 1809 Philo Rd

Property For: **Lease**



## DESCRIPTION

Southeast Urbana is undergoing a renaissance! In-line Walgreens relocating to adjacent pad site. New commercial construction projects include Walgreens, Meijer, Stone Creek Commons, Menards, Christie Clinic, and Carle Clinic. Residential is also expanding with over 200 homes built in the last year.

## SPECIFICATIONS

**Space Available**  
**In-Line Walgreens to be renovated for new tenants.**  
**Exterior of the center to be redesigned.**

**Small shops starting at 1,200 sq. ft.**

**Larger space from 5,000 to 27,000 sq. ft.**

**In-Line Lease Price:** Price depends on size of space, term of lease, and tenant improvements.

**Pad Site:** Land lease or B.T.S.  
**Up to 7,500 sq. ft. Building**

**Zoned:** Commercial

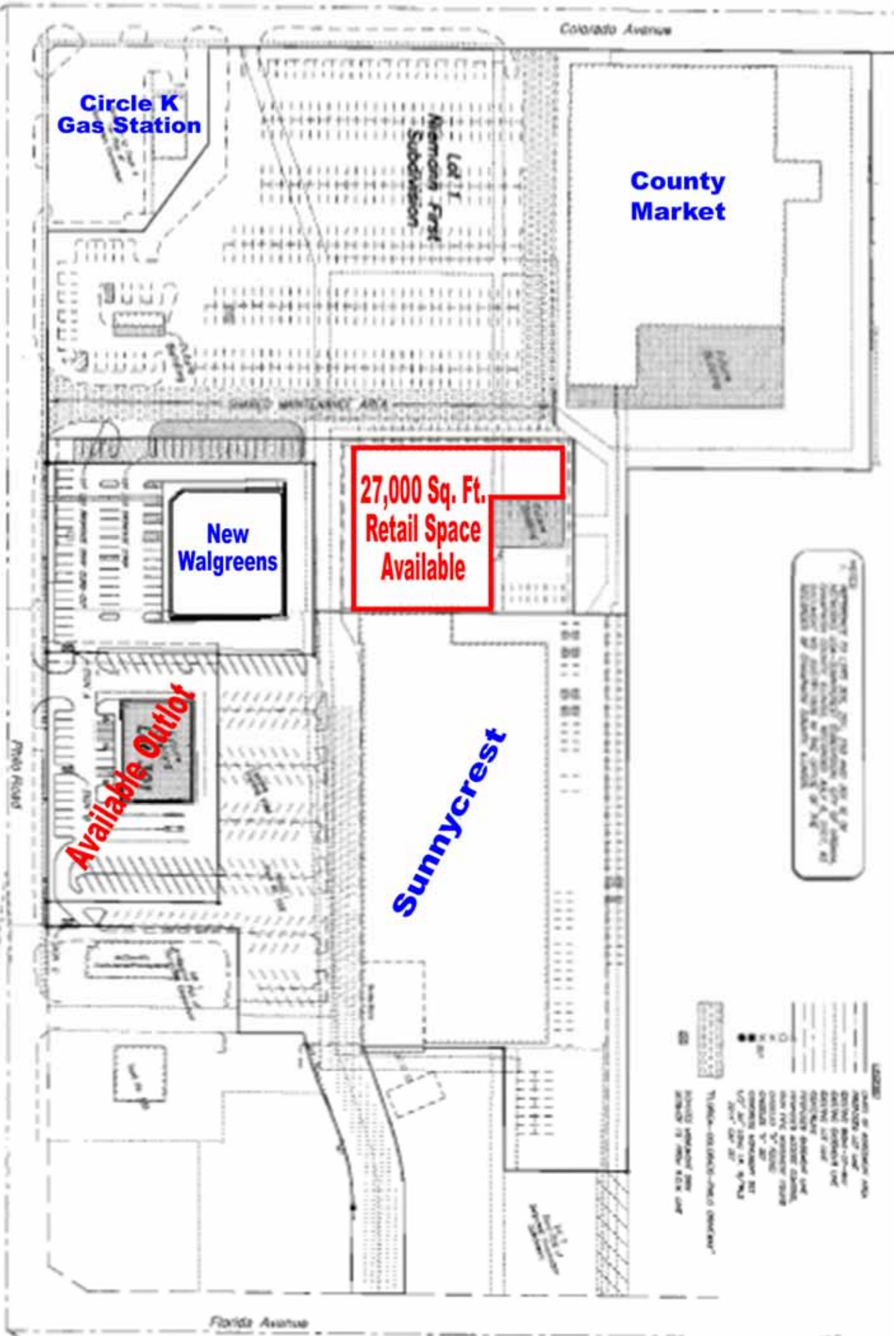
**Pad Site Lease Price:** \$ 70,000 per year NNN

**Owner would consider selling or trading.**

### 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.





Colorado Avenue

**Circle K  
Gas Station**

Memoria First  
Subdivision  
Lot 1

**County  
Market**

**New  
Walgreens**

**27,000 Sq. Ft.  
Retail Space  
Available**

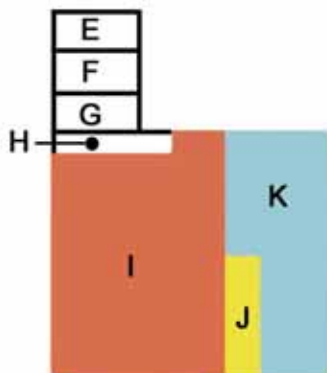
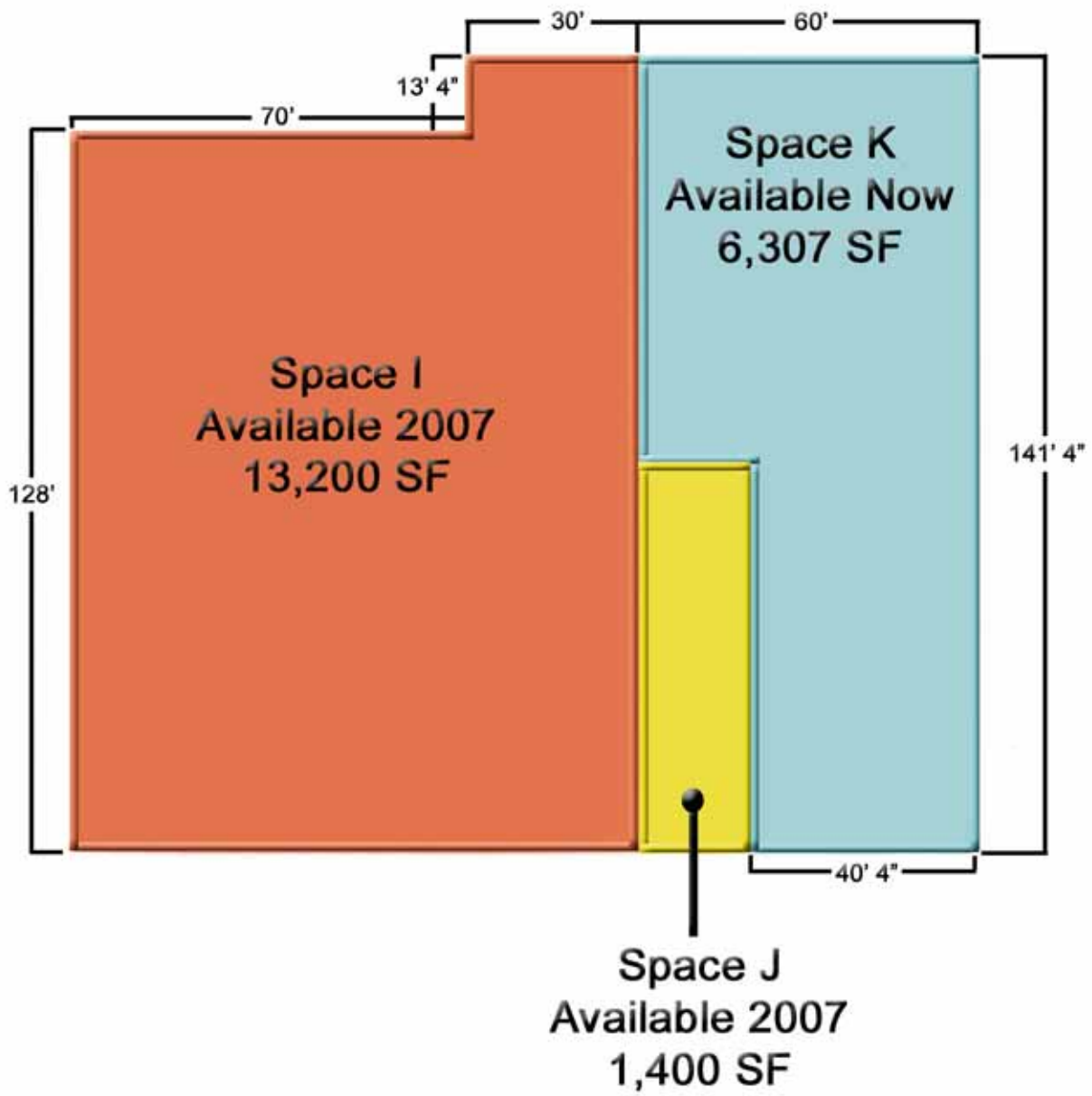
**Available Outlot**

**Sunnycrest**

THIS SITE PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE DEVELOPER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER.

DATE OF SUBMITTAL: 08/20/2014  
PROJECT: SUNNYCREST  
SHEET NO.: 1 OF 1  
SCALE: AS SHOWN  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
APPROVED BY: J. B. BROWN  
DATE: 08/20/2014

Florida Avenue



# Sunnycrest Mall