



Offering Memorandum

1803-1809 Philo Rd
Urbana, IL 61802

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Executive Summary

Colliers is pleased to introduce this value-add retail center at 1803-1809 Philo Rd, Urbana, IL. The multi-tenant property totals 25,576 SF, including a 13,332 SF vacant Planet fitness JR box. The center sits on the Philo Road retail corridor, roughly two miles from the University of Illinois campus, with strong daytime population and steady, student-driven demand. The opportunity lies in filling the vacant Jr box.

The property spans approximately 25,576 square feet on a 1.22-acre lot and was originally constructed in 1965. With the anchor vacant, the offering is priced on a per-square-foot basis well below replacement cost rather than on in-place income.



Property Detail Profile

Strategic Location

- Established retail corridor on Philo Rd in Urbana.
- Dense residential and student population around the site.
- 20 minutes from the University of Illinois campus.

Investment Highlights

- Value-add opportunity to lease the Planet Fitness gym space.
- Priced below replacement cost.
- In-place income from remaining tenants.



Offering Highlights



Property Address:

1803-1809 Philo Rd
Urbana, Illinois 61802



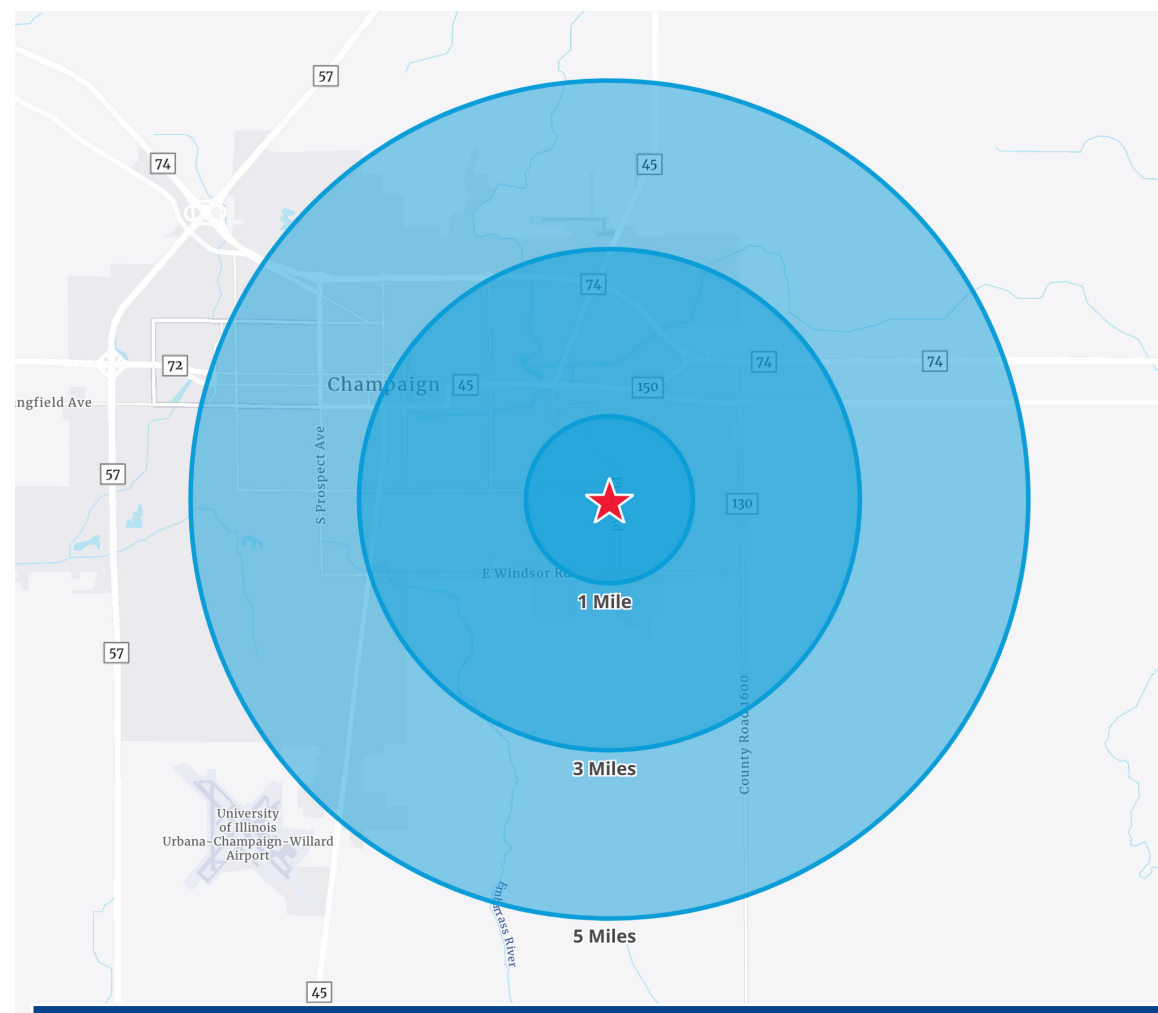
Offering Price
\$1,023,040

Price / SF
\$40 PSF



Building
25,576 SF

Land
1.22 ACRES



1 mile	3 mile	5 mile
12,400 people	71,270 people	117,122 people
9,326 daytime pop	87,488 daytime pop	140,540 daytime pop
\$86,034 average HHI	\$56,883 average HHI	\$76,825 average HHI



Location Overview

Urbana, Illinois sits within the Champaign-Urbana metro, home to the University of Illinois Urbana-Champaign and roughly 56,000 students. The university anchors the regional economy and drives steady, year-round demand for retail, housing, and services. The metro carries a population near 230,000 with a stable employment base led by the university, Carle Health, and Christie Clinic.

The Philo Rd corridor serves established neighborhoods on Urbana's south and east sides and is a primary artery for daily-needs retail. The center benefits from strong daytime population, campus proximity, and consistent traffic counts. Champaign-Urbana is served by Interstates 57, 72, and 74, and by University of Illinois Willard Airport.



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1803-1809 Philo Rd, Urbana, IL 61802. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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