

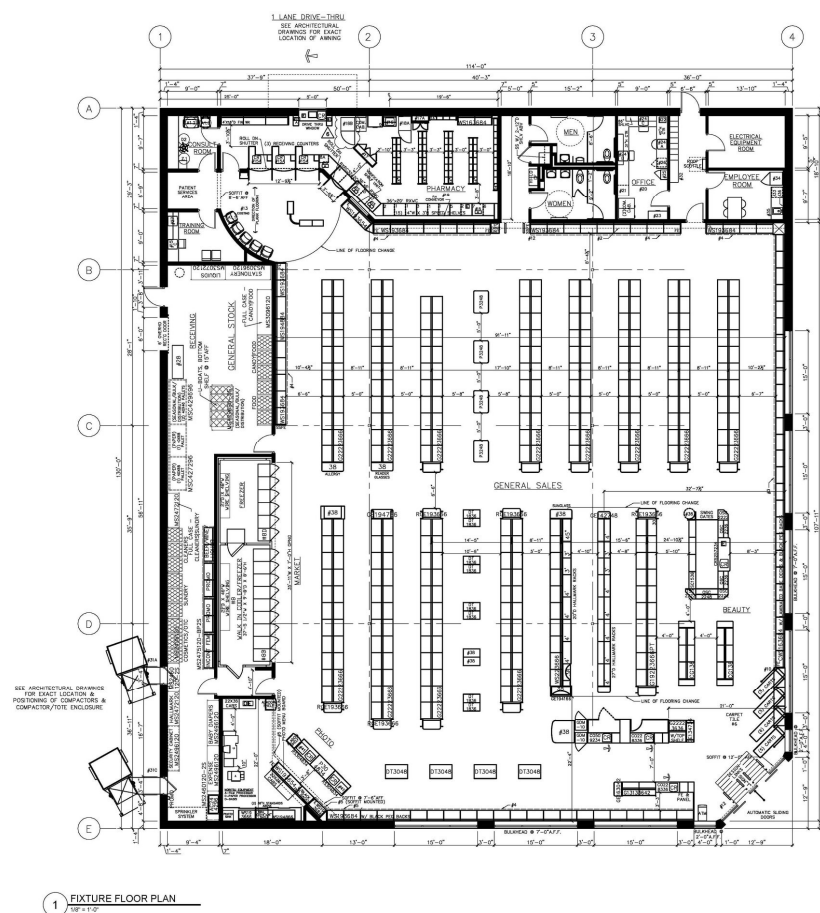


Offered for Sale:

1801 S Philo Rd
Urbana, IL 61802

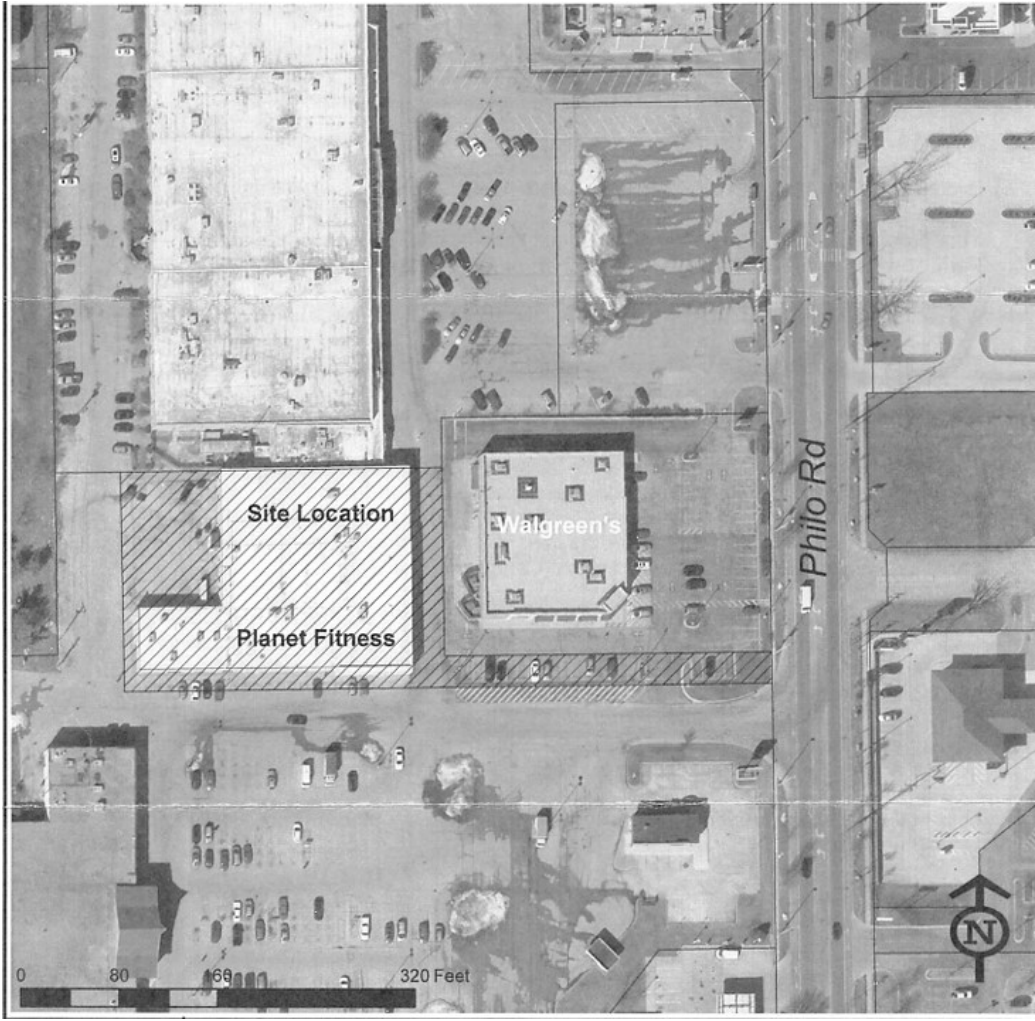
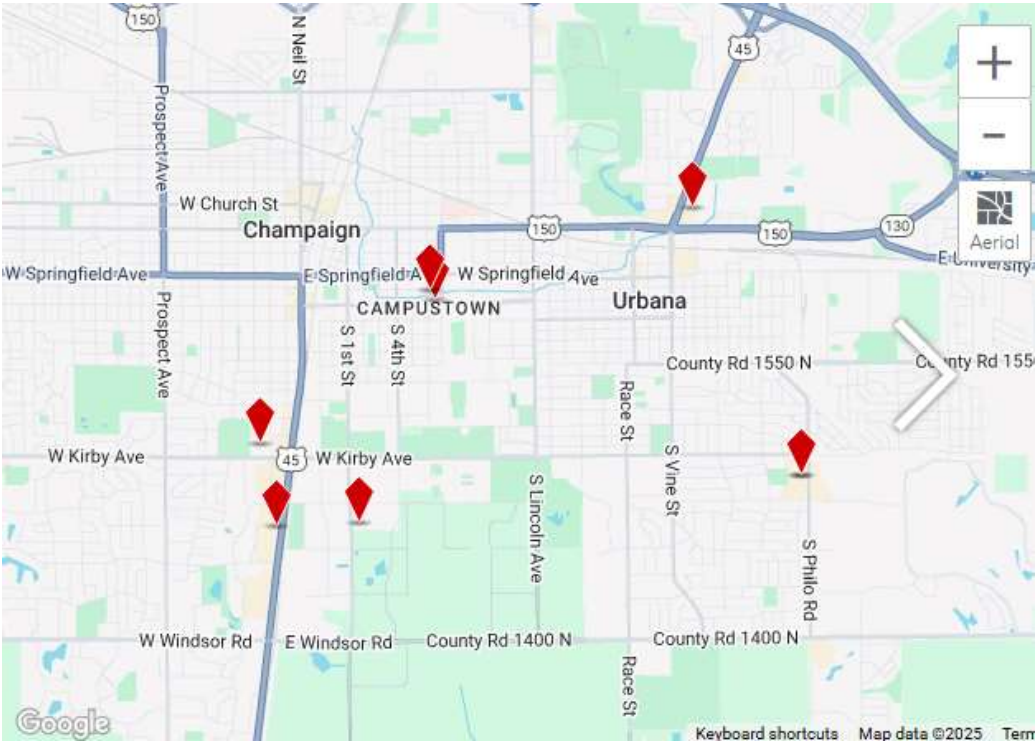
Firm lease through May 2038

14,820 SF Freestanding building



DEMOGRAPHICS near 1801 PHILO RD

	1 MILE	3 MILE	5 MILE
2024 Total Population	12,773	72,935	119,836
2029 Population	12,697	73,339	120,145
Pop Growth 2024-2029	(0.60%)	+ 0.55%	+ 0.26%
Average Age	40	31	34
2024 Total Households	6,142	28,427	49,999
HH Growth 2024-2029	(0.70%)	+ 0.69%	+ 0.31%
Median Household Inc	\$55,379	\$35,616	\$47,479
Avg Household Size	2.00	2.00	2.00
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$149,733	\$157,911	\$175,968
Median Year Built	1975	1986	1980



Offered for sale: Lease firm through May 2038

Current Rent: \$325,000 – Leased to Walgreens

Asking Price : \$3,500,000

Buyers Brokers protected

For more information:

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