

FOR LEASE

\$14.00 / SF NNN



2870 S Philo Rd., Urbana, IL 61802

TURN KEY RESTAURANT

Property Information

BUILDING SIZE

4,500 SF

AVAILABLE SPACE

4,500 SF

LEASE PRICE

\$14.00 / SF

ZONING

B-3

AREA

The Pines is a 14 acre neighborhood retail center situated at the corner of Philo and Windsor Roads in SE Urbana. The Pines is located adjacent to the Stone Creek Commons office park. Features of The Pines include landscaped plazas, ample parking and convenient access. Paths and walkways allow customers to arrive by vehicle, bike or foot. Tenants of The Pines may advertise on the digital message board. Neighboring tenants include: Meijer, Busey Bank, First Financial Bank, Carle Clinic Association, Monical's Pizza, Subway, Little Hearts & Hands Day Care, Kinex Fitness Studios, Urbana Fine Arts Center, Red Bicycle Ice Cream and Bouffant Salon.

Property Description

This beautiful restaurant was built in 2008 for the current tenant and features high end finishes throughout. Spectacular views can be seen with the outdoor seating. The building is 4,500 SF and has an occupancy permit for 168 patrons (Currently set up for 112). The restaurant is comprised of bar area, open dining, and full kitchen. All equipment can remain with the building and all FF&E can remain per a separate agreement (see equipment list for more details). The kitchen is comprised of various equipment, 18' hood, walk-in cooler/freezer combo, 3-compartment sink, dish machine, office, and employee restroom. The current tenant has been in business since 1997 serving New American Cuisine and is looking to spend more time with family. Current tenant's lease to expire July 31, 2018, however the tenant may be willing to vacate early. The lessor is willing to remodel the space to meet the criteria of the replacement tenant.

AJ Thoma, III, CCIM
217-403-3425 (Office)
217-520-3299 (Cell)
ajt@cbcdr.com



RETAIL

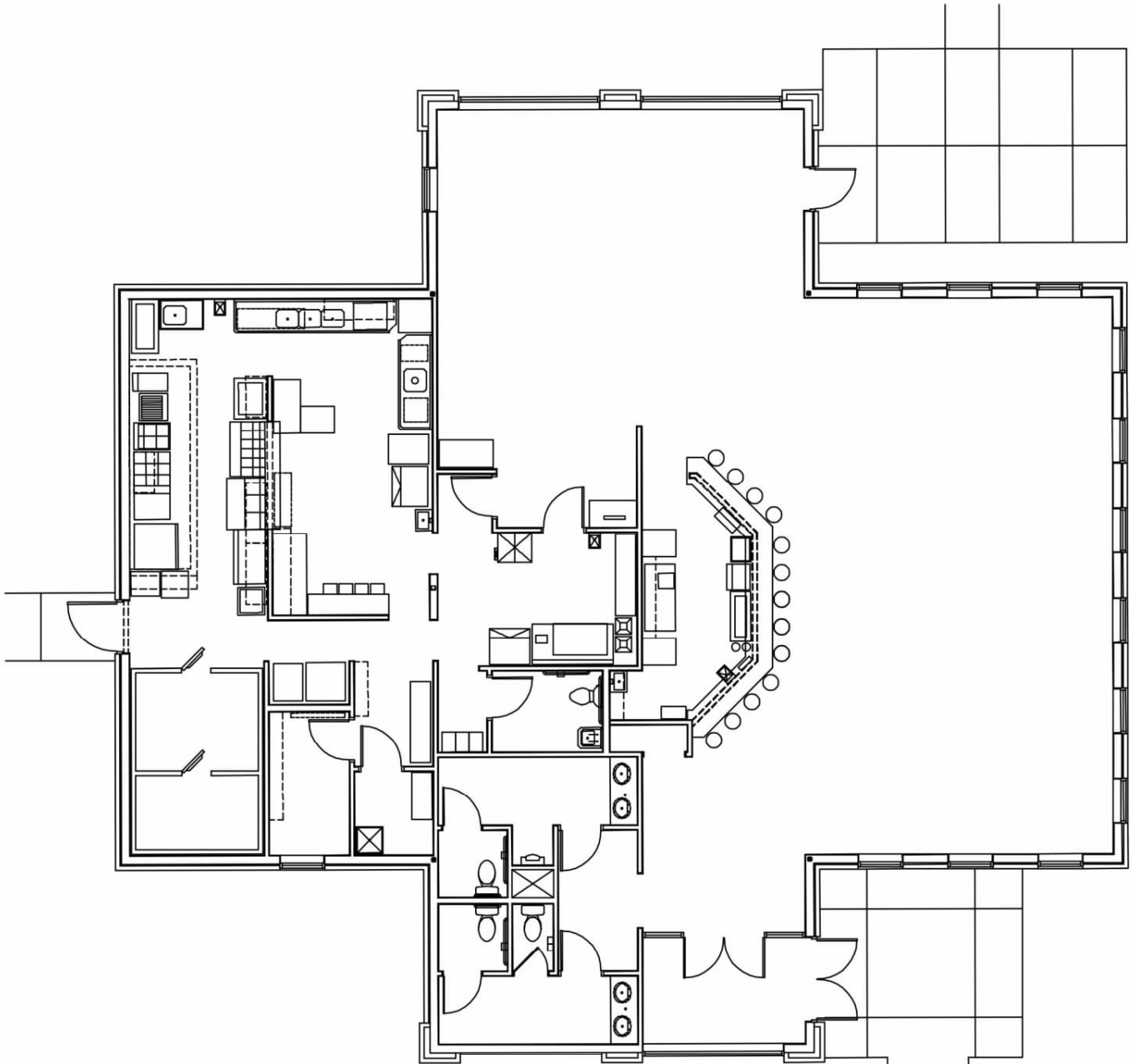
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Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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FLOOR PLAN



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Retail
Restaurant

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AERIAL



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