

**2730 PHILO ROAD (LOT 203) - COMMERCIAL LAND**

Offering a 1.01 acre lot within Stone Creek Commons in southeast Urbana. Located at the southwest corner of Windsor Road and Boulder Drive, the property lies within the Urbana Enterprise Zone. Stone Creek Commons is a Class A office park that includes walking trails, two ponds, mature trees and outstanding landscaping.

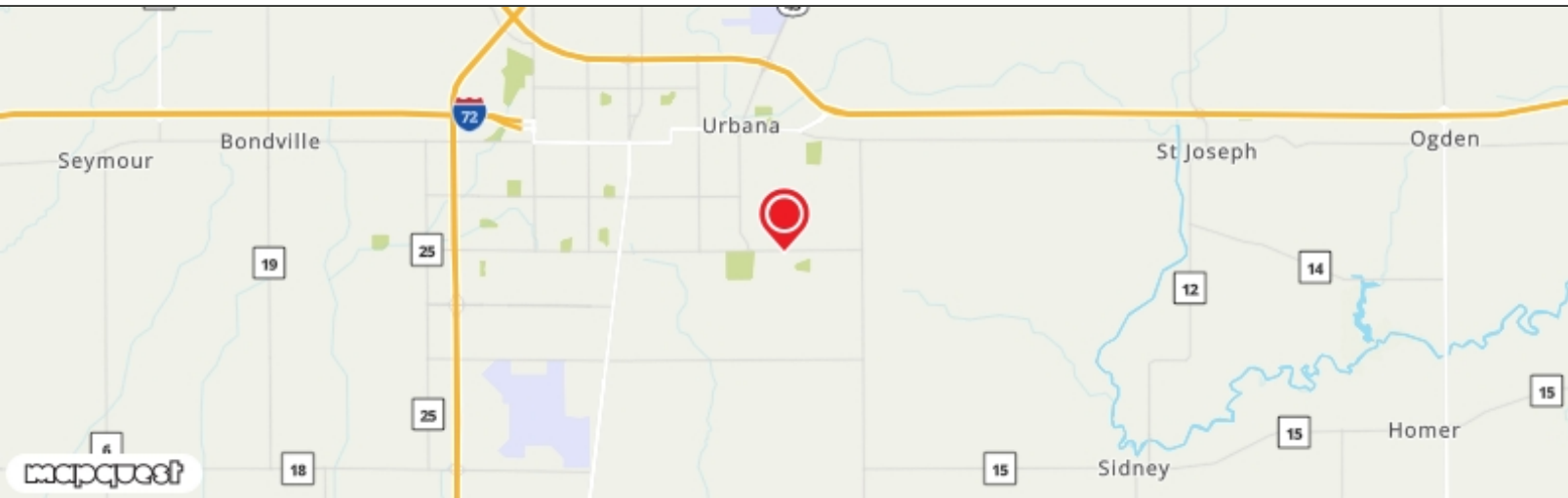
This commercial lot is located at the signalized intersection providing outstanding visibility for the end user. Build to suit options are available through The Atkins Group, the developer of the retail/office park. Location would be ideal for retail with drive through possibilities.

[Realtor's Website](#)



<b>Location:</b>	Stone Creek Commons	<b>Status:</b>	Featured, For Sale
<b>Price:</b>	\$527,940	<b>Available Sq. Ft.:</b>	43,995.6
<b>Address:</b>	2730 Philo Rd, Urbana, IL 61802	<b># of Floors:</b>	n/a

**Community** Stone Creek Commons is adjacent to The Pines retail center, an upscale neighborhood center home to several businesses including Busey Bank, Monical's, Subway, Casa Del Mar, and many others. Situated on the Windsor Road corridor, other businesses in the immediate area include Carle Hospital, Christie Clinic, Meijer, Little Hearts and Hands as well as significant residential areas and including the Atkins Golf Club at the University of Illinois.



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Web Address: <https://www.atkinsgroup.com/?p=35740>