

2810 S PHILO ROAD - OFFICE LAND

Offering a 4.82 acre lot within Stone Creek Commons in southeast Urbana. Located at 2810 S Philo Road, the property lies within the Urbana Enterprise Zone and near the intersection of Windsor and Philo Roads. Stone Creek Commons is a Class A office park that includes walking trails, two ponds, mature trees and outstanding landscaping. Build to suit options are available through The Atkins Group, the developer of the retail/office park.

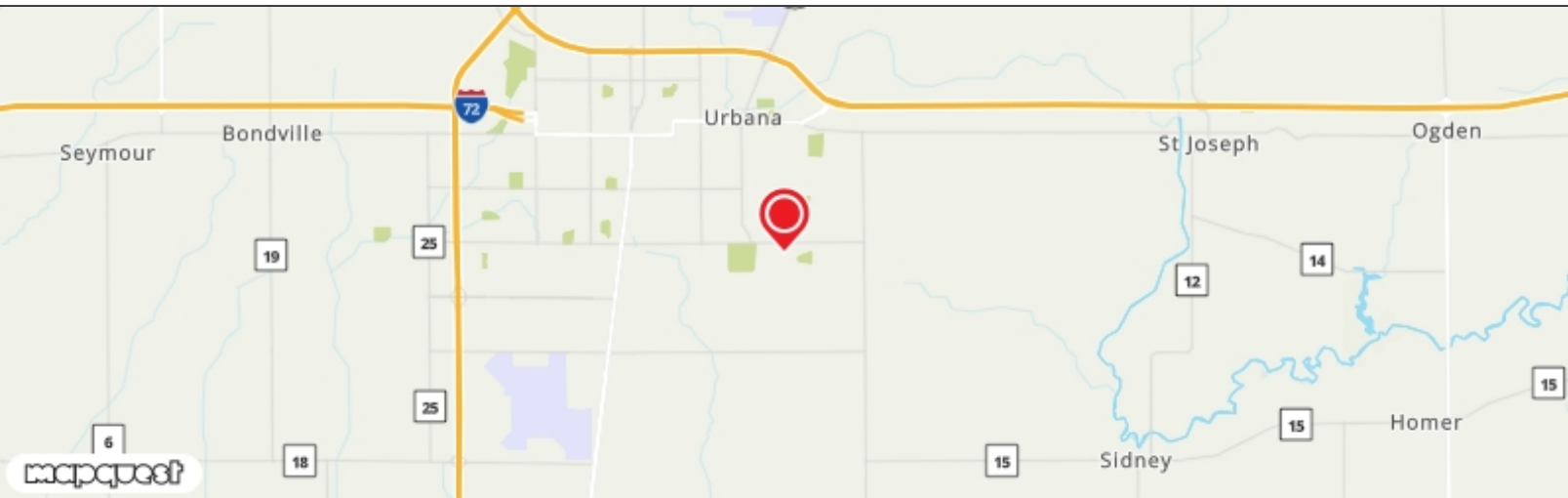
This lot offers frontage along Philo Road and just south of the Windsor Road intersection. Windsor Road is a major arterial road connecting Champaign and Urbana.

[Realtor's Website](#)



Location:	Stone Creek Commons	Status:	Featured, For Sale
Price:	\$1,679,672	Available Sq. Ft.:	209,959.2
Address:	2810 S Philo Road, Urbana, IL 61802	# of Floors:	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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