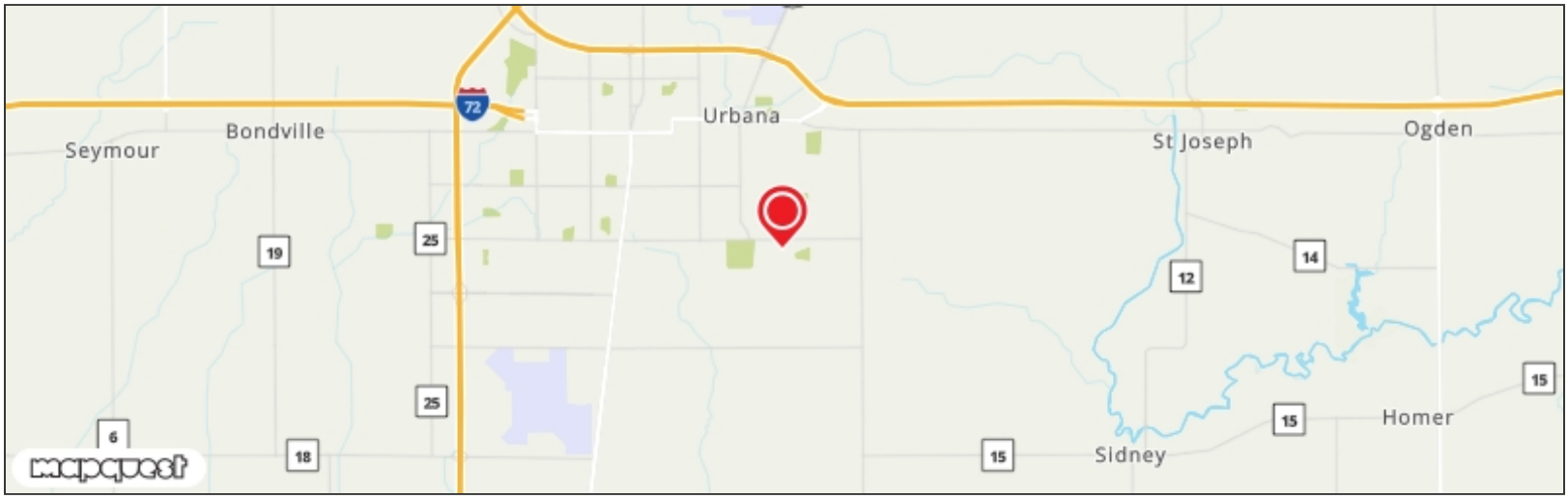
THE ATKINS GROUP

2810 S PHILO ROAD (LOT 208) - COMMERCIAL LAND

Offering a 4.82 acre lot 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 retail. This lot is part of The Pines, which is part of Stone Creek Commons office park. Stone Creek Commons is a Class A office park that includes walking trails, two ponds, mature trees and outstanding landscaping. Architectural standards and convenants are in place for this lot. Build to suit options are available through The Atkins Group, the developer of the retail/office park.

Lot 208 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:	The Pines at Stone Creek	**Status:**	Featured, For Sale
Price:	$1,049,796	**Acreage:**	4.82
Address:	2810 S Philo Road, Urbana, IL 61802		

Development Features	Lot 208 is ready for immediate development. The Pines is an upscale neighborhood retail center, home to several businesses including Busey Bank, Monical's, Casa Del Mar, and many others. Situated near 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 as well as the Atkins Golf Club at the University of Illinois.