



JAMES BURCH

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Stone Creek Subdivision No. 2

Property For: **Sale / Lease / Build-to-Suit**



DESCRIPTION

SPECIFICATIONS

Commercial corner location providing an excellent opportunity for business in southeast Urbana. This established part of Urbana's residential base continues to grow with developments like Eagle Ridge, Myra Ridge and the Stone Creek Golf Course Community. The site's close proximity to existing and developing recreational, including a proposed theater complex and future Meijer store and retail facilities further increases traffic to the area. This location features tremendous retail visibility, terrific access off Philo Road, and more than ample parking. Recently improved Windsor Road provides convenient access to Champaign and the University of Illinois campus.

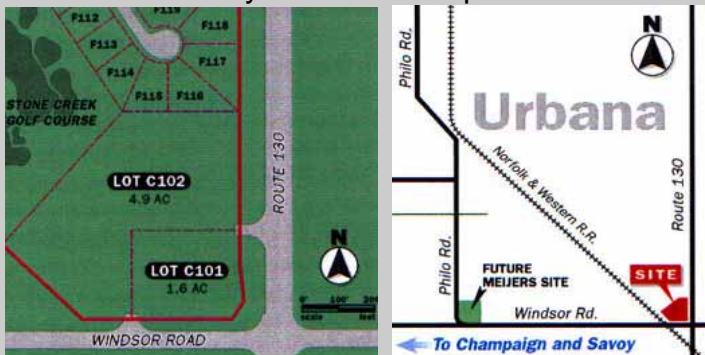
LOCATION: NWC Route 130 and Windsor Rd, Urbana, Illinois

LOT C101: 1.6 Acres (approx. 69,696 sq. ft.)
\$18.00 per sq. ft.

LOT C102: 4.9 Acres (approx. 213,444 sq. ft.)
\$11.00 per sq. ft.

ZONED: B-3 General Business
(City of Urbana)

UTILITIES: All available to site



MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. James Burch Realty is the agent for, and therefore represents, the Seller/Lessor.