

**SUITE J - THE PINES**

The southern retail building at The Pines has 1,482 sf available for lease in Suite J. This shell retail space can be built out in 60-90 days.

Currently, Suite J features a wide-open layout, two restrooms, and a rear storage room.

Amenities at The Pines include ample free parking, upscale interior and exterior finishes and a beautifully landscaped common plaza to welcome and create a community feel. A digital message board at the intersection of Philo & Windsor Roads provides fantastic visibility for our tenants. Major tenants already at The Pines already include:



- [Bouffant Salon](#)
- [Busey Bank](#)
- [Kinex Fitness Studios](#)
- [Monical's Pizza](#)
- [Subway](#)
- [Urbana Fine Arts Center](#)

<b>Location:</b>	The Pines – South Retail in The Pines at Stone Creek	<b>Status:</b>	Leased
<b>Price:</b>	\$12.00 / SF / NNN	<b>Available Sq. Ft.:</b>	1,482
<b>Address:</b>	2860 S. Philo Rd., Urbana, IL 61802	<b># of Floors:</b>	1

<b>Community</b>	14 acre retail development, located at Philo & Windsor Rd., most prominent arterial street in southern Champaign-Urbana. Adjacent to Class A office park - Stone Creek Commons
<b>Exterior</b>	Tenants of The Pines may advertise on the digital message board.
<b>Scenery</b>	Paths and walkways allow customers to arrive by vehicle, bike or foot.
<b>Construction</b>	Upscale interior & exterior finishes throughout the retail development
<b>Parking</b>	Ample free parking and convenient access to Windsor & Philo Roads

