

The Pines - Suite B

Available: Yes

Model Open: No

Address:

2740 S. Philo Rd.
Urbana, IL 61802



- *Subdivision:* The Pines
- *Zoning:* commercial
- *Building Square Feet:* 9284
- *Available Square Feet:* 1,215
- *List Price:* \$12.00/SF/NNN/Year

The Pines has retail space available immediately for lease at the north building between Subway and AT&T. Suite B contains 1,215 sf. The retail shell is ready for quick build out. Typically this takes 60-90 days depending on complexity. A build out allowance is negotiable in the NNN lease structure. Amenities at The Pines include ample free parking, beautiful landscaped grounds and upscale interior and exterior finishes to create a welcoming neighborhood atmosphere. A digital message board at Philo and Windsor Road is available to tenants. Paths and walkways allow customers to arrive by vehicle, bike or foot. [pano url="http://pano.apmultifamily.com/pines-20160822-003-exterior/pines3.html"] Current businesses at The Pines include:

- [Bouffant Salon](#)
- [Busey Bank](#)
- [Kinex Fitness Studios](#)
- [The Little Gym](#)
- [Milo's Restaurant](#)
- [Monical's Pizza](#)
- [Subway](#)
- [Red Bicycle Ice Cream](#)

Tours are encouraged. Brokers are invited to submit The Pines information to their clients and prospects. You may download marketing information as well as site plans and floor plans. Please call for additional information.

Additional Information

- 14 acre retail development, located at Philo & Windsor Rd., most prominent arterial street in southern Champaign-Urbana.
- Ample free parking and convenient access off Windsor & Philo Roads
- Upscale interior & exterior finishes throughout the development
- Adjacent to Class A office park - Stone Creek Commons

For leasing information, contact Mark Dixon at (217) 367-2121 x16.