

**SUITE B - THE PINES**

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.



Current businesses at The Pines include:

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

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.

<b>Location:</b>	The Pines – North Retail in The Pines at Stone Creek	<b>Status:</b>	Leased
<b>Price:</b>	\$12.00/SF/NNN/Year	<b>Available Sq. Ft.:</b>	1,215
<b>Address:</b>	2740 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



