

**SUITE C - THE PINES**

Lessor has secured an interim tenant for Suite C. Suite C premises is available in a 45 day window. Suite C is 1,802 sf and features a front showroom, rear storage room with restroom, and bright orange awnings. Suite C has a front covered patio entrance to accommodate outdoor seating/tables.



Current businesses at The Pines include:

- [Bouffant Salon](#)
- [Busey Bank](#)
- [Kinex Fitness Studios](#)
- [The Little Gym](#)
- [Monical's Pizza](#)
- [Subway](#)

<b>Location:</b>	The Pines – North Retail in The Pines at Stone Creek	<b>Status:</b>	Leased
<b>Price:</b>	\$12.00/sf NNN	<b>Available Sq. Ft.:</b>	1,802
<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

