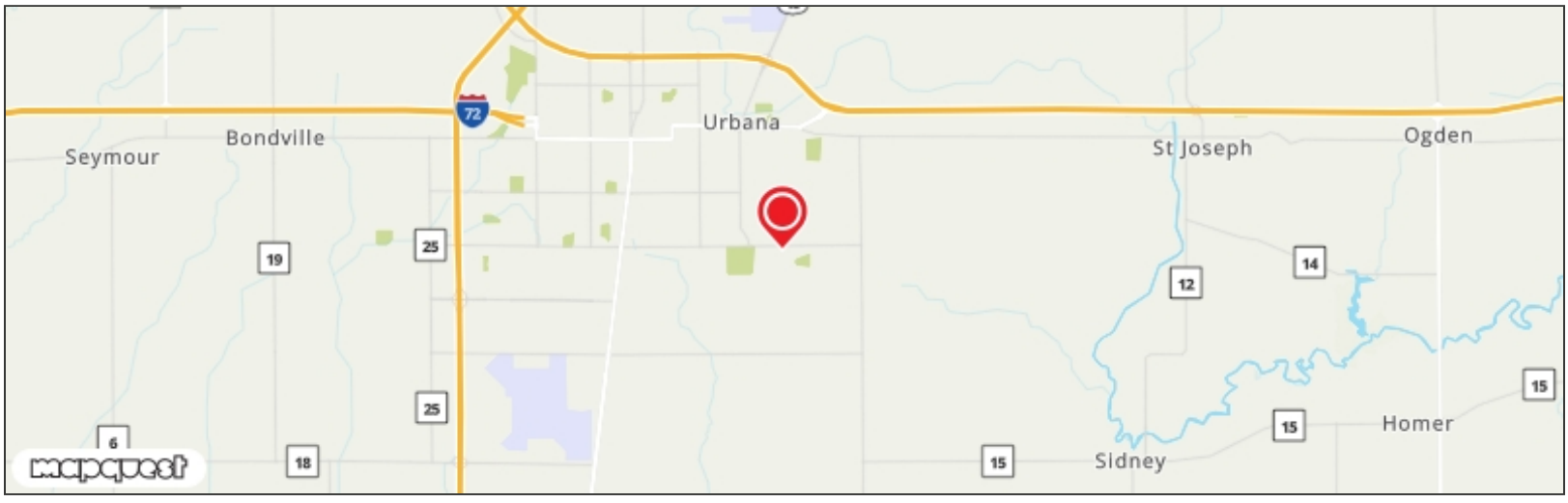
THE ATKINS GROUP

SUITE E - THE PINES

Suite E contains 1,535 SF is available for lease in the north building between Red Bicycle Ice Cream and Kinex. The suite features a wide open retail space, large windows, wood floor, mirrors, fans, and bright lighting for activities. While ideally set up for a retail business, ownership is prepared to renovate the space to meet the needs of the tenant.

Current businesses at The Pines include:

- Bouffant Salon
- Busey Bank
- Kinex Fitness Studios
- Monical's Pizza
- Subway
- Urbana Fine Arts Center

Location:	The Pines – North Retail in The Pines at Stone Creek	**Status:**	Leased
Price:	$17.00 / SF Gross	**Available Sq. Ft.:**	1,535
Address:	2740 S. Philo Rd., Urbana, IL 61802	**# of Floors:**	1

Community	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
Exterior	Tenants of The Pines may advertise on the digital message board.
Scenery	Paths and walkways allow customers to arrive by vehicle, bike or foot.
Construction	Upscale interior & exterior finishes throughout the retail development
Parking	Ample free parking and convenient access to Windsor & Philo Roads