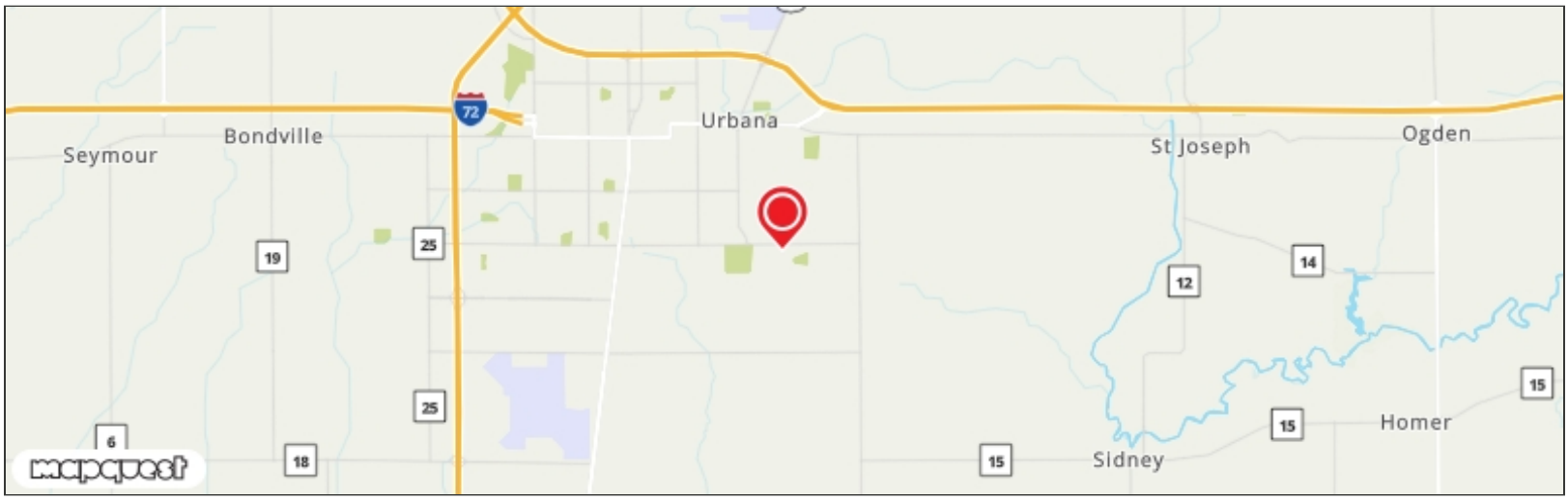
THE ATKINS GROUP

SUITE G - THE PINES

Suite G at The Pines in Urbana, containing 1,625 SF, is an endcap available for lease in the south building. The suite was formerly a spa and features front reception area, flanking showroom with plumbing, three 10’ x 9’5” suites along the north wall, a 14’ x 10’9” room with shower, break room, storage room with washer/dryer hookups, and restroom. Lessor is willing to remodel the suite to accommodate our next 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 – South Retail in The Pines at Stone Creek	**Status:**	Leased
Price:	$16.00 / SF / NNN	**Available Sq. Ft.:**	1,625
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