THE ATKINS GROUP

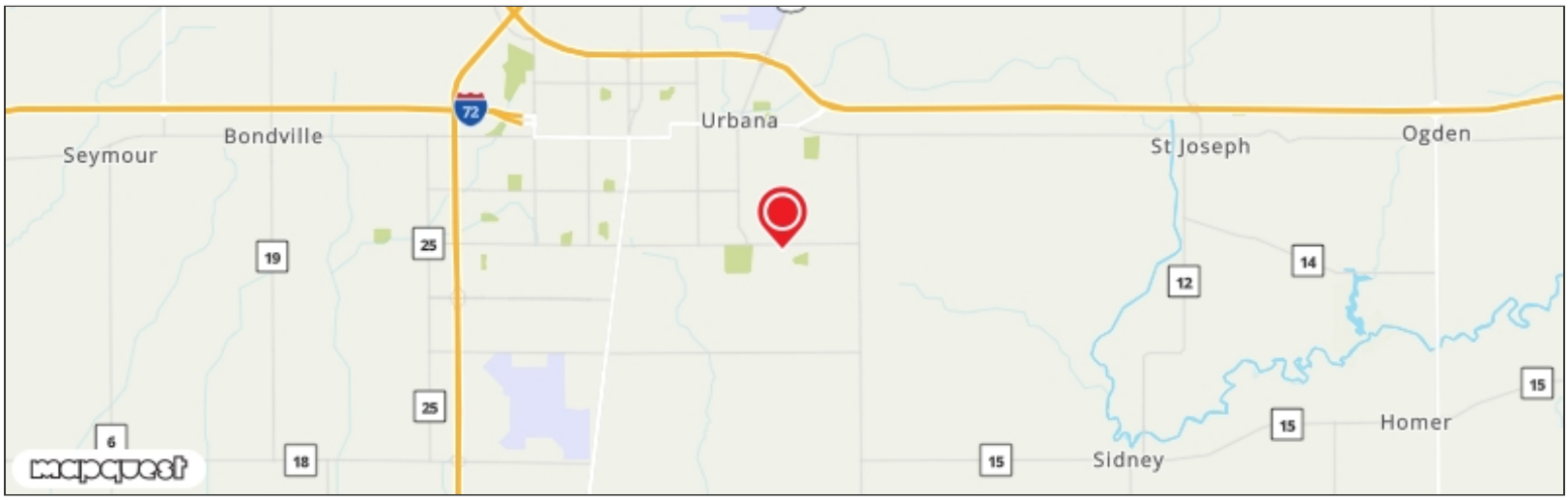
SUITE J - THE PINES

The southern retail building at The Pines has 1,482 sf available for lease in Suite J. This shell retail space can be built out in 60-90 days.

Currently, Suite J features a wide-open layout, two restrooms, and a rear storage room.

Amenities at The Pines include ample free parking, upscale interior and exterior finishes and a beautifully landscaped common plaza to welcome and create a community feel. A digital message board at the intersection of Philo & Windsor Roads provides fantastic visibility for our tenants. Major tenants already at The Pines already 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:	$12.00 / SF / NNN	**Available Sq. Ft.:**	1,482
Address:	2860 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