

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 and includes a \$45/sf build-out allowance in the base NNN rental rate.

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](#)
- [Red Bicycle Ice Cream](#)

**Location:** The Pines - South Retail in The Pines at Stone Creek

**Address:** 2860 S. Philo Rd.

**City:** Urbana

**State:** IL

**Zip Code:** 61802

**Price:** \$12.00 / SF / NNN

**Status:** Featured, For Lease

**Available Square Feet:** 1,482

**No. of Floors:** 1

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- 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 development
- Parking:** Ample free parking and convenient access off Windsor & Philo Roads

