

FOR LEASE

Retail/Office

GUTH  
& ASSOCIATES



2740 Philo Rd, Urbana, Illinois

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# Overview



## Property Overview

The Pines is an upscale neighborhood retail and office center in southeast Urbana. Situated at the intersection of Philo and Windsor Roads, one of the primary thoroughfares in Urbana, The Pines provides excellent tenant visibility with average daily traffic counts of 8,300 and a well positioned digital message board available for tenant advertising.

The beautifully landscaped complex provides free and ample customer parking, paths and walkways, visitor bike racks, benches, upscale interior and exterior finishes, and more.

Located adjacent to the Stone Creek Commons office park, neighboring businesses include Meijer, Busey Bank, Monical's Pizza, Subway, Red Bicycle Ice Cream, Kinex Fitness Studios, Urbana Fine Arts Center, Bouffant Salon, and Casa Del Mar.

The Pines is positioned among numerous residential subdivisions as well as employment centers including Carle on Windsor and Christie Clinic. The Pines is a quick trip to the University of Illinois campus as well as Downtown Urbana.

The Pines is also located in the City of Urbana's *Philo Road Business District* which allows businesses to apply for Urbana's Business Development Grant or Opening Grant programs which provide support, modest grants, and a public opening ceremony to new, expanding, and transitioning businesses. Learn more about Urbana's business incentives by visiting [www.urbanainillinois.us/incentives](http://www.urbanainillinois.us/incentives).



# Available Space



## Available Space

### North Building

#### Suite B – 1,215 SF (\$19/sf/MG)

Located adjacent to Subway, this unfinished space with the ability for a quick build-out, can be combined with Suite C for 3,017 sf of space.

### South Building

#### Suite J – 1,482 SF (\$15/sf/MG)

Suite J offers an open retail space with restrooms.

# Location



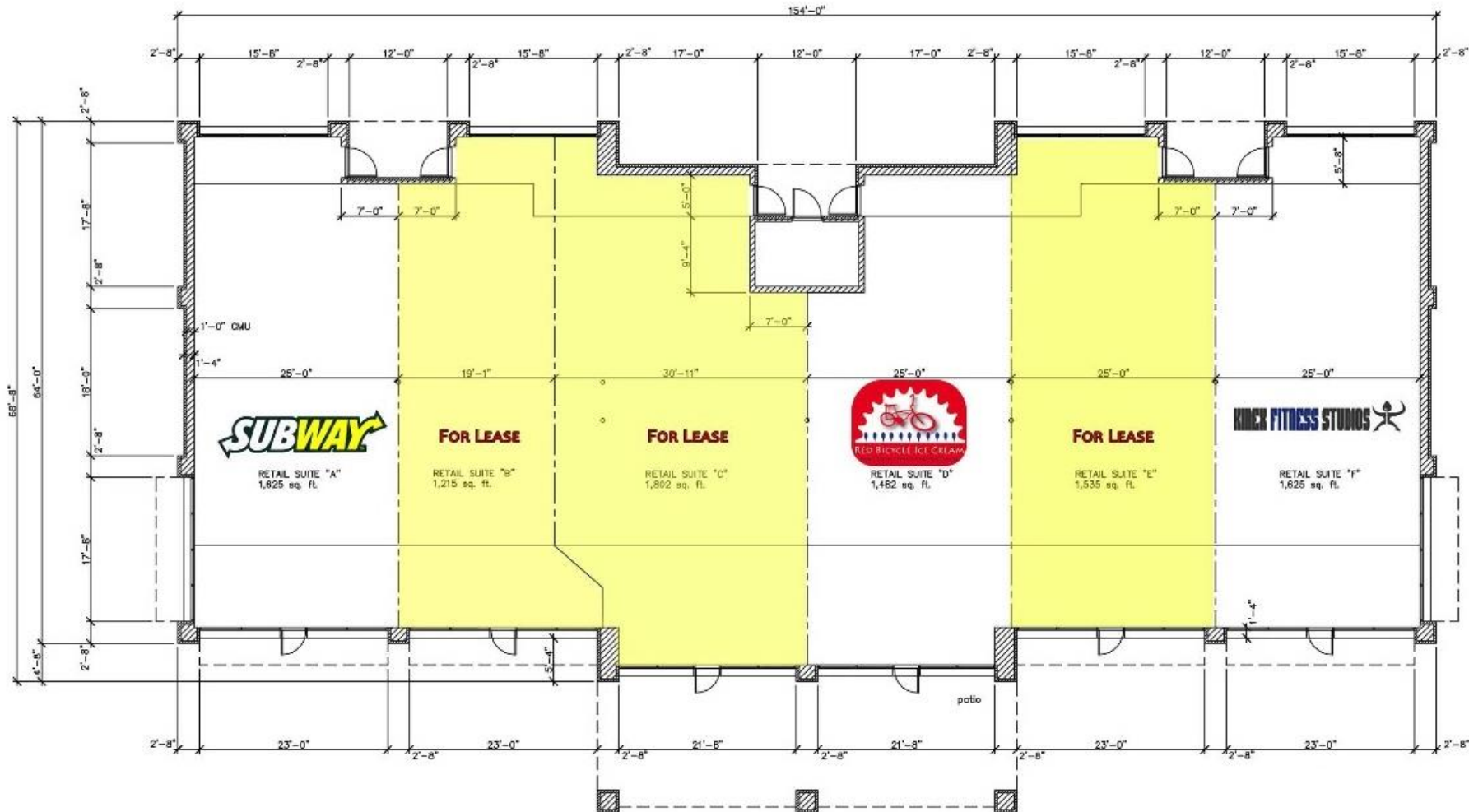
# Aerial View



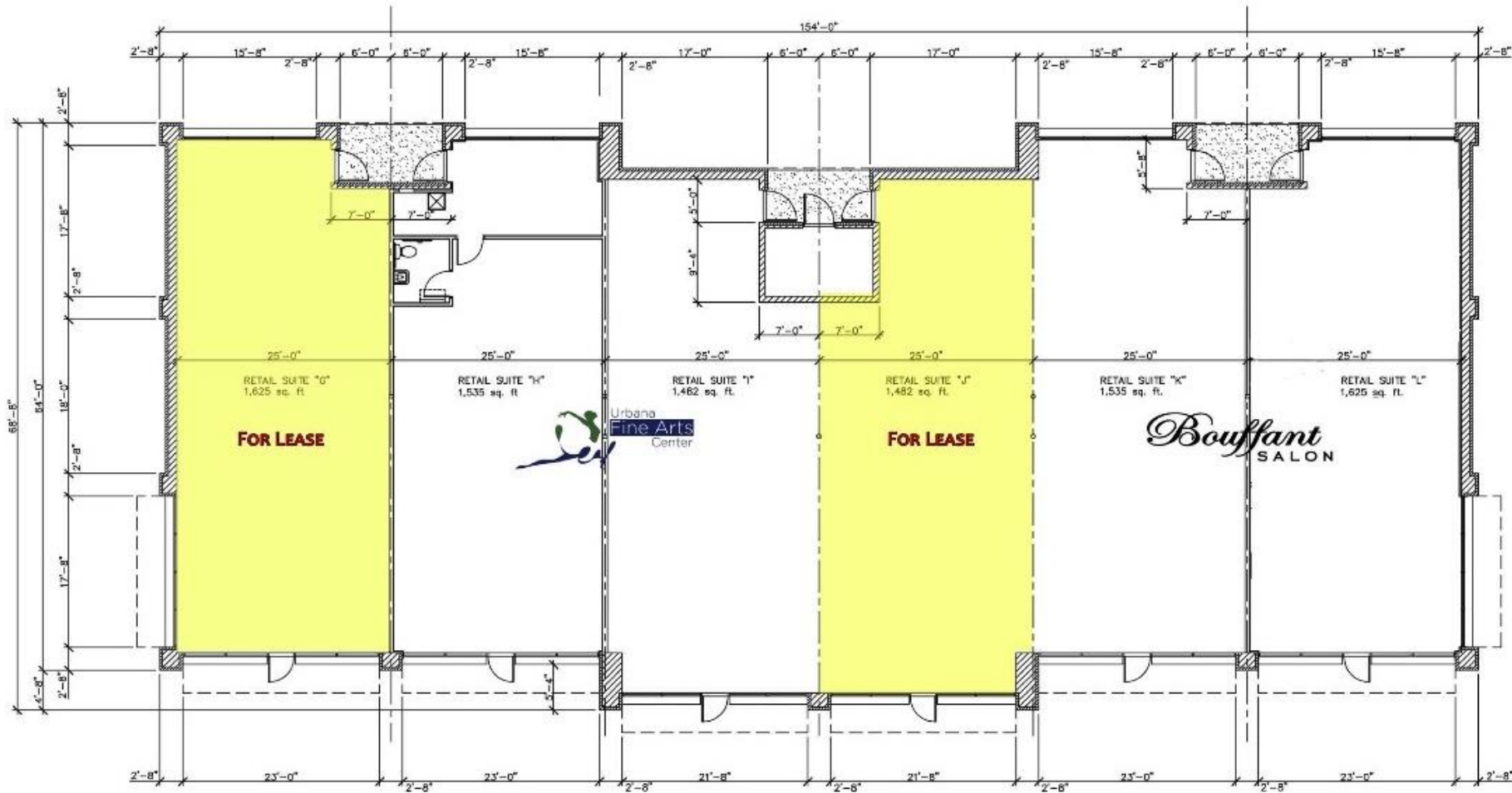
# Floorplans & Photos



# Floorplans | North Building



# Floorplans | South Building



# Property Photos



# Suite B Photos



# Suite C Photos



# Suite E Photos



# Suite G Photos



## Contact Information

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