



**COLDWELL  
BANKER  
COMMERCIAL**

DEVONSHIRE REALTY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Listing Agent: Larry Kuchefski

lk@cbcdr.com

Office: 217-352-7712

## FREESTANDING RESTAURANT PROPERTY FOR SALE

### PROPERTY HIGHLIGHTS

**806 North Gilbert Street  
Danville, IL 61832**

**For Sale: \$425,000**

- Total Bldg Size: 2,200 SF
- Lot size: 19,620 SF
- Central location for lunch and dinner
- Corner lot with side street ingress/egress
- Large stacking lane for drive-thru
- Brick building
- ADA compliant
- Zoned B-3, General Business

PIN: 23-05-303-014, 018, 019 RE Taxes: \$9,716



### Property Description

This is a 2,200 SF brick building on a corner lot. It includes an attached walk in freezer, new rooftop HVAC unit, large stacking lane for drive-thru, open interior seating, and ADA restrooms.

### Location Information

This property is located in the North Gilbert retail corridor just south of the Fairchild and Gilbert intersection. The building is adjacent to a newly opened Walgreens, across the street from Family Video, and in close proximity to various other retail businesses.

### Traffic Counts

Gilbert Street: 17,100 vehicles per day

West Fairchild Street: 16,000 vehicles per day

### Demographics

Radius	1 Mi	3 Mi	5 Mi
Population	5,603	33,693	45,631
- Male	49.0%	47.4%	49.5%
- Female	51.0%	52.6%	50.5%
Median Age	36.6	38.0	39.0
Households	2,356	13,836	18,390
Avg Hh Size	2.26	2.38	2.33
Median Hh Inc	\$27,240	\$36,693	\$39,240
Per Capita Inc	\$14,862	\$18,624	\$20,142
Average Hh Inc	\$34,119	\$44,427	\$47,911



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Champaign Office  
201 W Springfield Ave, 11th Floor  
Champaign, IL 61820  
217-352-7712

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- Commercial Brokerage
- Property Management
- Tenant Fit Out/Signage
- Maintenance
- Consulting
- Leasing
- Asset Management
- Financial Services
- Development

## RESTAURANT FOR SALE

### Danville, Illinois

population: 32,760

median age: 25.3

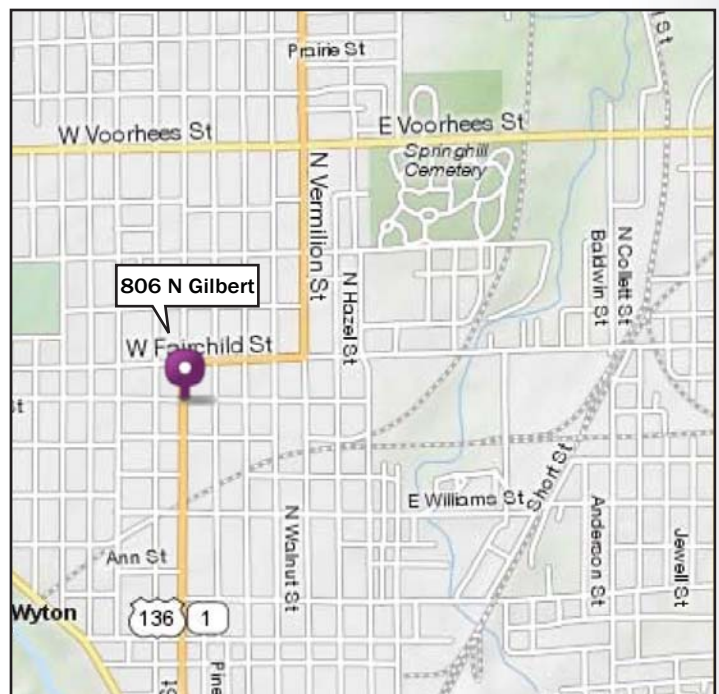
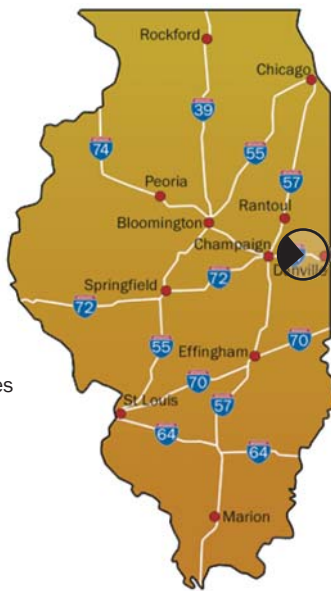
zip codes: 61832, 61834

median household income:  
\$31,000

distance to Champaign:  
44 miles

distance to Chicago: 120 miles

distance to Indianapolis: 105 miles



## FOR MORE INFORMATION

www.CBCDR.com

on this or any other property, contact one of our agents:

Tim Harrington  
Arthur J Thoma, Jr, CCIM, SIOR  
Jay Sikorski  
Larry Kuchefski  
Matt Wavering  
Zach Wetherell  
AJ Thoma  
Joe Fejes

Coldwell Banker Commercial Devonshire Realty has offices  
in three central Illinois cities:

Champaign	217-352-7712
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