

RETAIL

**FOR LEASE**  
**\$15.00 / SF / NNN**

**COLDWELL  
BANKER  
COMMERCIAL**  
**DEVONSHIRE REALTY**



**4111 N. Vermilion St.,**  
**Danville, IL 61834**

## PROPERTY INFORMATION

**BUILDING SF**  
14,400 SF

**AVAILABLE SPACE**  
1,150 SF

**ZONING**  
B-3 General Business

**LEASE TYPE**  
NNN

### AREA DESCRIPTION

Subject property is located at Danville Crossing. Property is located next to Wal Mart Super Center and is along Danville's North retail corridor. Local retailers include GameStop, Great Clips, Cricket Wireless, and Aaron's.

## PROPERTY DESCRIPTION

1,150 SF available in a vanilla box space. The available suites are:

**Suite 7 – 1,150 SF End Cap**  
**NNN Expenses – \$4.40 / SF**  
*\*Property is broker owned*



**Larry Kuchefski**  
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**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
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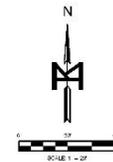
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# SITE PLAN



| SPACE | TYPIFIC   | WIDTH (FT) | GROSS SF |
|-------|-----------|------------|----------|
| 1     | BAKERY    | 20         | 1320     |
| 2     | SALE      | 30         | 1920     |
| 3     | CAT       | 86         | 2640     |
| 4     | BEAT CUTS | 20         | 1320     |
| 5     | VAL SALON | 28         | 1820     |
| 6     | SUN LUNAR | 51         | 3360     |
| 7     | AVAILABLE | 20         | 1120     |
| 8     | STREET    | 10         | 660      |
|       |           |            | 14620 SF |



**M** MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.  
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|         |        |
|---------|--------|
| DATE    | 1-7-20 |
| CHECKED | JRM    |
| DATE    | 1-7-20 |
| DATE    | 1-7-20 |

CLIENT: WALD/LAND CORPORATION  
DANVILLE, IL

TITLE: DANVILLE EXHIBIT

PROJECT NO. 13-114  
SHEET 1 OF 1  
DATE PLOTTED 1-7-20



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