

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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lk@cbcdr.com



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



SPACE	UNIT	WIDTH (FT)	SIZE (S.F.)
1	DAVES' ON	20	1320
2	DAVE'S BRU-Y	20	1320
3	CATO	64	2640
4	CREAT CLIPS	20	1320
5	VALERON	25	1320
6	SUN LUGAR	31	1380
7	AVAILABLE	20	1120
8	CHOKET	40	2480
			14420 S.F.



**M** MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.  
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Professional Design Firm #184-006601

DATE	11/14/14	BY	JKM
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WALD/LAND CORPORATION  
DANVILLE, IL

TITLE: DANVILLE EXHIBIT

PROJECT NO. 13-114  
SHEET 1 OF 1  
DATE 11/14/14



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