DANVILLE CROSSING - STRIP CENTER

\$15.00 / SF / NNN



FOR LEASE

4111 N. Vermilion Street

Danville, IL 61834

3,840 SF

RETAIL

LEASE PRICE LEASE TYPE

\$15.00 SF NNN

BUILDING SIZE AVAILABLE SPACE

14,400 SF 3,840 SF

PARKING ZONING

75 Spaces (Shared) B3 – General Business

PROPERTY DESCRIPTION

3,840 SF available in a vanilla box space. The available suite(s) are:

Suite 3 – 3,840 SF NNN Expenses – \$4.40 / SF *Property is broker owned

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.

Traffic Count
N. Vermilion – 13,400 AADT



LARRY KUCHEFSKI Illinois/Indiana Licensed Designated Managing Broker 217-918-0871 Ik@cbcdr.com





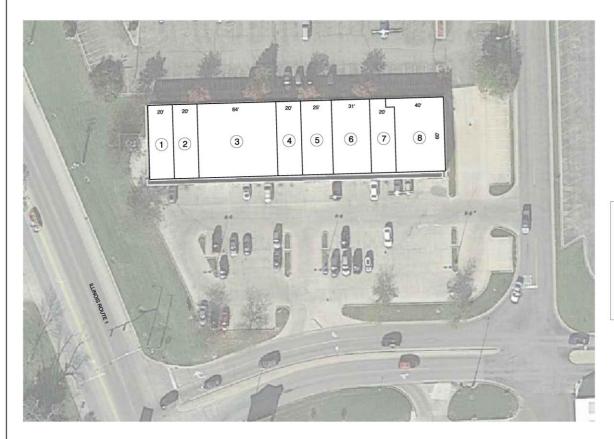


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SITE PLAN



SPACE	TENANT	WIDTH (FT)	SIZE (S.F.)
1	GAMESTOP	20	1200
2	BALLY BEALTY	50	1200
3	CATO	64	3840
4	GREAT CLIPS	50	1200
5	NAIL SALON	25	1500
6	SUN LOANS	31	1860
7	AVAILABLE	20	1150
8	CRICKET	40	2450
			14400 5.5



1/4	MOHR & KERR ENGINEE	RING & LAND SURVEYING, P.C. Office: (309) 692-6500
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WALD/LAND CORPORATION DANVILLE, IL DANVILLE EXHIBIT





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