



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DANVILLE CROSSING – STRIP CENTER

\$15.00 / SF / NNN



FOR LEASE

4111 N. Vermilion Street

Danville, IL 61834

3,840 SF

RETAIL

LEASE PRICE

\$15.00 SF

LEASE TYPE

NNN

BUILDING SIZE

14,400 SF

AVAILABLE SPACE

3,840 SF

PARKING

75 Spaces (Shared)

ZONING

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

lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor

Champaign, IL 61820

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SITE PLAN



SPACE	TENANT	WIDTH (FT.)	SIZE (S.F.)
1	GAMESTOP	20	1200
2	BALLY BEAUTY	20	1200
3	CATO	64	3840
4	GREAT CLIPS	20	1200
5	NAIL SALON	25	1500
6	SUNGLASS	31	1860
7	AVAILABLE	20	1150
8	CRICKET	40	2400
14400 S.F.			



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Professional Design Firm #184.005091

DATE: 10/1/2020
PROJECT: DANVILLE CROSSING
NATURE OF DESIGN: EXISTING
CHECKED: JAM
SCALE: 1" = 20'
DATE: 10/1/2020

CLIENT:
WALD/LAND CORPORATION
DANVILLE, IL

TITLE:
DANVILLE EXHIBIT

PROJECT NO:
185014
SHEET: 1 OF 2
DRAWING NO:
1



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