

LAND

FOR LEASE

\$750,000

COLDWELL  
BANKER  
COMMERCIAL  
DEVONSHIRE REALTY



310 Eastgate Drive,  
Danville, IL 61834

## PROPERTY INFORMATION

**PRICE**  
\$750,000

**LOT SIZE (SF)**  
65,340 SF

**LOT SIZE (ACRE)**  
1.5 AC

**ZONING**  
B-3 Light Industrial

**TRAFFIC COUNTS**  
Interstate 74 – 17,800 AADT  
Lynch Drive – 6,500 AADT

## PROPERTY DESCRIPTION

Surrounded by 7 hotels, with 424 rooms, this site is located just off busy Interstate 74, at the Lynch Road Exit (Exit 220 North). This prime location on Danville east limits is just 90 minutes west of Indianapolis. The Eastgate area has major industries with over 6,800 hungry employees within a 3 mile radius. The site sits just 3 miles from the city of Danville, this is a great site for a full service restaurant that will draw business from the Interstate, the industries and from the city of Danville.



Larry Kuchefski  
217-918-0871  
lk@cbcdr.com



CBC Devonshire Realty  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

**CBCDR.COM**

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