



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**FOR SALE**

**\$750,000**

**FOR SALE**



## 310 Eastgate Drive,

Danville, IL 61834

**\$750,000**

**65,340 SF**

### SALE PRICE

\$750,000

### LOT SIZE (SF)

65,340 SF

### LOT SIZE

1.5 Acres

### ZONING

B-3 Light Industrial

### TRAFFIC COUNT

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

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**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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