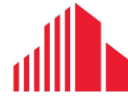




**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FOR SALE

2606 N. Vermillion St
Danville, IL 61832



**CUSHMAN &
WAKEFIELD**



FOR SALE

2606 N. Vermillion St.

Danville, IL 61832

LAND

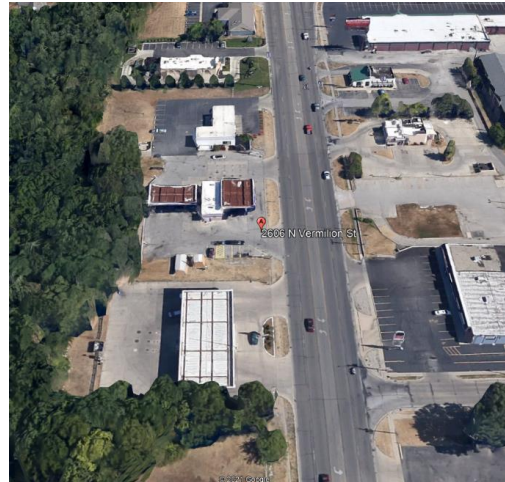
1.33 AC

PROPERTY DESCRIPTION

This is a 1.61-acre parcel of land that overlooks Lake Vermilion. Building was recently demolished, and the tanks were removed. Located along the north retail corridor of Danville. Neighbors with Wendy's, Wing Stop, Dairy Queen and numerous other retail/restaurant spaces.

BUILDING SF	Land
LAND SF	1.33 acres w/ .75 usable
YEAR BUILT	2007
PARKING	0 Spaces
TRAFFIC COUNTS	23,900 VPD

SIGNAGE TYPE	4X8 Double Sided
1-MILE (POP.)	7,259
3-MILE (POP.)	7,259
MED. INCOME	\$36,176
SPACE USE	Retail



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



LARRY KUCHEFSKI
217-918-0871
lk@cbcdr.com

SHER FRENCH

Account Director
+ 314 391 2980
Sher.French@cushwake.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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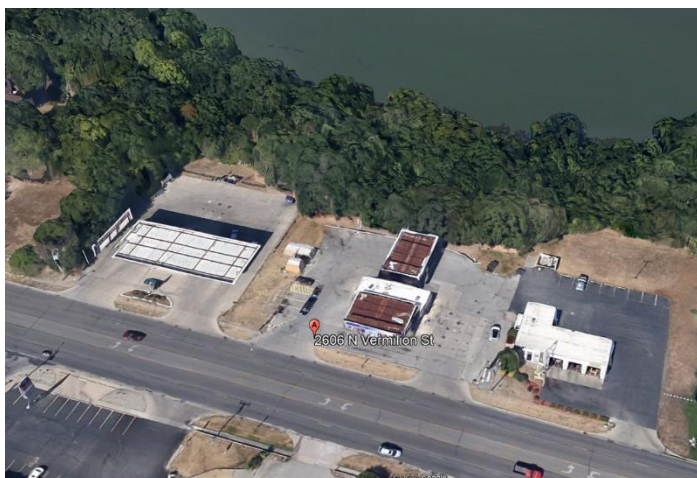


**CUSHMAN &
WAKEFIELD**

FOR SALE

LEGAL INFORMATION

TAX PARCEL ID	18-29-100-017
2020 RE TAXES	\$15,058.08
ZONING	B-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PRICES

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided for qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers received by Exclusive Agent, Cushman & Wakefield. Contact information is below:



JAY SIKORSKI
217-352-7712
jas@cbcdr.com
cbcdr.com



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lk@cbcdr.com

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