



FOR SALE

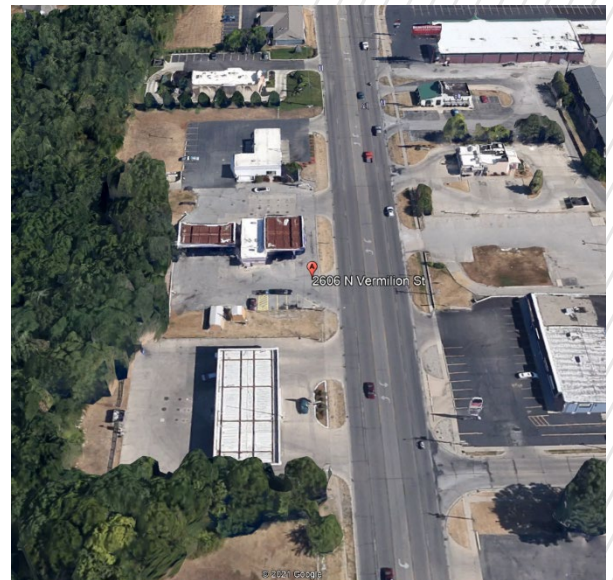
2606 N. Vermilion Street
Danville, IL 61832



PROPERTY HIGHLIGHTS

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	SIGNAGE TYPE	4X8 Double Sided
LAND SF	1.33 acres w/ .75 usable	1-MILE (POP.)	7,259
YEAR BUILT	2007	3-MILE (POP.)	7,259
PARKING	0 Spaces	MED. INCOME	\$36,176
TRAFFIC COUNTS	23,900 VPD	SPACE USE	Retail



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**COLDWELL
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COMMERCIAL**
DEVONSHIRE REALTY



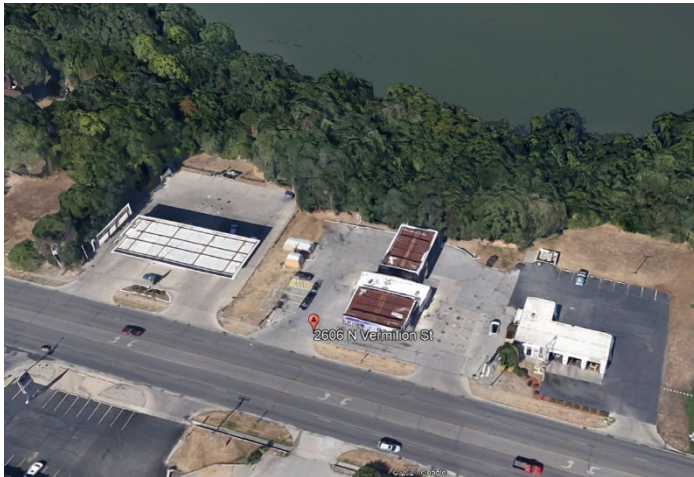
**CUSHMAN &
WAKEFIELD**

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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 PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to 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 must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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