



# FOR SALE 2606 N. Vermilion Street Danville, IL 61832

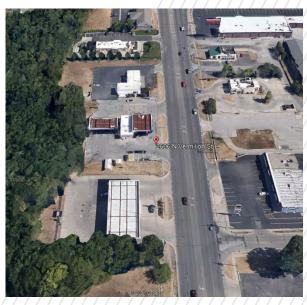


### **PROPERTY HIGHLIGHTS**

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
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



#### SHER FRENCH

Account Director +1 314 391 2980 sher.french@cushwake.com Jay Sikorski CBCDR Senior Vice President +1 217 352 7712 jas@cbcdr.com Larry Kuchefski, CCIM CBCDR Vice President +1 217 918 0871 lk@cbcdr.com

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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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