



# FOR SALE 109 S. Maplewood Drive Rantoul, IL 61866



### **PROPERTY HIGHLIGHTS**

This is a 2,693 SF building in Rantoul, IL built in 2006. It has good access due to it being on the corner in the retail sector of east Rantoul. The floor plan is very flexible, great display area for convenience store with plenty of storage in the back room. Solid block structure, ready for move in.

BUILDING SF	2,693
LAND SF	29,963.36
YEAR BUILT	2006
PARKING	7 Spaces
TRAFFIC COUNTS	11,750 VPD

SIGNAGE TYPE	4X8 Double Sided
1-MILE (POP.)	7,070
3-MILE (POP.)	7,070
MED. INCOME	\$41,420
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

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





# **FOR SALE**109 S. Maplewood Drive Rantoul, IL 61866

# **LEGAL INFORMATION**

TAX PARCEL ID	20-09-01-101-001
2020 RE TAXES	12,386.22
ZONING	CG





## **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:

**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