



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



**CUSHMAN &  
WAKEFIELD**

## FOR SALE

1232 E. Main Street  
Danville, IL 61832



### PROPERTY HIGHLIGHTS

This is a retail building located on a signaled intersection along the East/West corridor. Building is vacant but area has heavy traffic and ingress/egress is excellent, along with visibility. City is implementing revitalization of the area over the next several years. The site is neighbors with Family Dollar, Subway, Danville Area Community College.

<b>BUILDING SF</b>	1,760	<b>SIGNAGE TYPE</b>	4X8 Double Sided
<b>LAND SF</b>	20,473.2	<b>1-MILE (POP.)</b>	7,259
<b>YEAR BUILT</b>	2007	<b>3-MILE (POP.)</b>	7,259
<b>PARKING</b>	XX Spaces	<b>MED. INCOME</b>	\$36,176
<b>TRAFFIC COUNTS</b>	12,900 VPD	<b>SPACE USE</b>	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

©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.



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



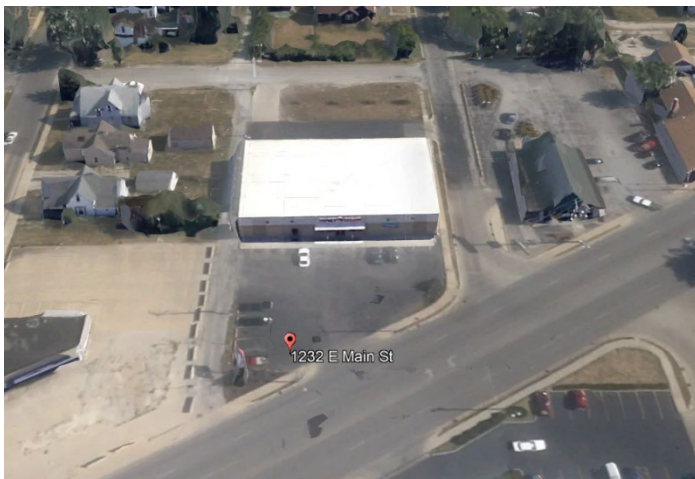
**CUSHMAN &  
WAKEFIELD**

## FOR SALE

**1232 E. Main Street**  
**Danville, IL 61832**

### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	23-09-218-002
<b>2020 RE TAXES</b>	\$6,094.08
<b>ZONING</b>	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:

#### 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