



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Midtowne Plaza - Office/Retail

\$18.00 / SF / NNN

FOR LEASE



401 N Keller Dr.

Effingham, IL 62401

2,000 SF

OFFICE

RETAIL

LEASE PRICE

\$18.00 SF

LEASE TYPE

NNN

AVAILABLE SPACE

2,000 SF

TAX PIN

03-11-020-125

ZONING

B-1 Neighborhood Shop

YEAR BUILT

2010

PARKING

65 Spaces

NNN EST

\$5.47

PROPERTY DESCRIPTION

The space is a former chiropractic office and lends itself to medical or office use but can be converted to retail. The space has an open reception area with high ceilings, six treatment room (three with plumbing) storage room and back work area. The NNN's are currently estimated at \$5.47/SF.
* Property is broker owned.

AREA DESCRIPTION

The subject property is located along North Keller Drive a main arterial road in Effingham that has over 17,000 vehicles per day pass by it. The center is anchored by Carle Clinic, Jimmy John's, & Ten Brooke LeAnne Boutique. Effingham is the Crossroads of America and has Interstate 70 and 57 running through it.



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
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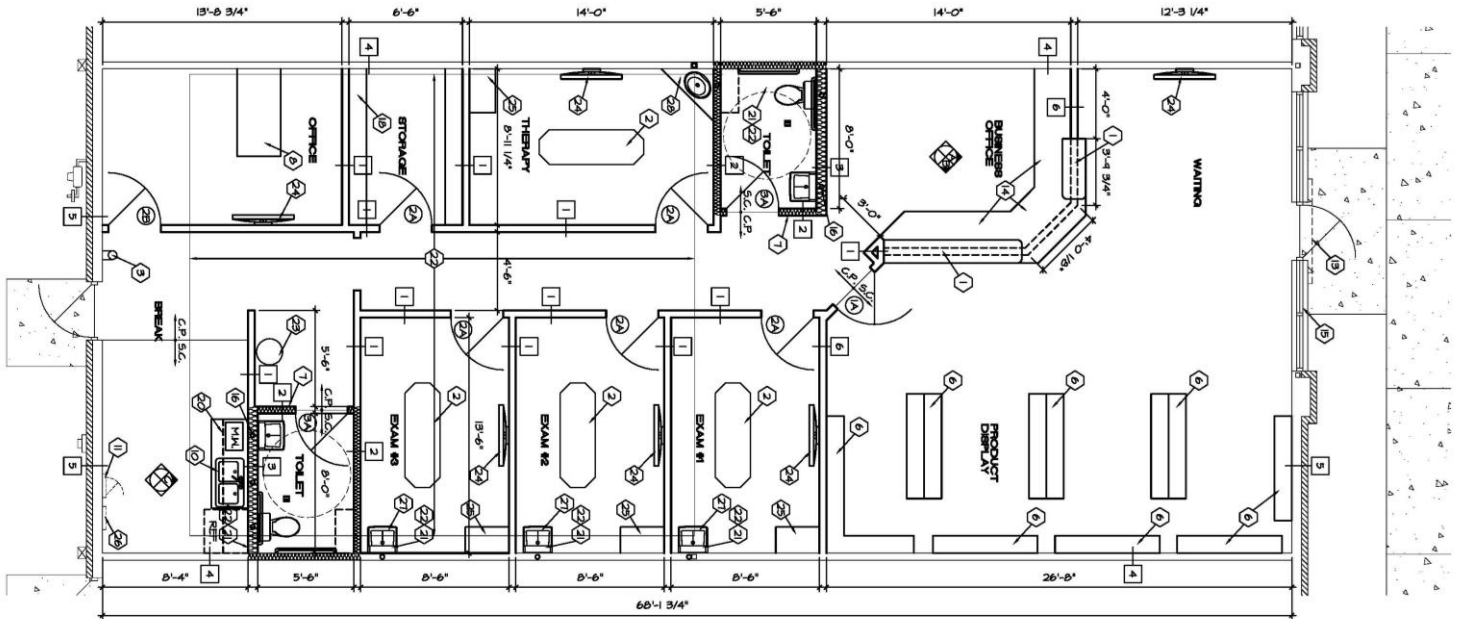
FOR LEASE

FLOOR PLAN

FLOOR PLAN



SCALE: 1/4" = 1'-0" NORTH



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