



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## FREESTANDING CORNER RETAIL

\$10.00/ SF Modified Gross

FOR LEASE



### 1301 N State Rd.

Flora, IL 62839

13,225 SF

RETAIL

#### LEASE PRICE

\$10.00/ SF Modified  
Gross

#### BUILDING SIZE

13,225 SF

#### LOT SIZE

1.9 AC

#### YEAR BUILT

2007

#### TAX PIN

10-23-400-022

#### ZONING

C-2 Neighborhood  
Commercial

### PROPERTY DESCRIPTION

Custom built for CVS, in 2007, on a prime corner lot. Located on the signaled corner of U.S. 45/50 and N. State, this location offers excellent visibility, exposure, and accessibility. This property offers a prominent pylon sign, 71 parking spaces, and drive-up service window. The buildings interior offers an open floor plan, 12' ceilings, full wet sprinkled fire system, ADA restrooms, and rear storage area.

### AREA DESCRIPTION

Located in Flora, IL, on U.S. 45/50, in Clay County. Neighboring businesses include McDonald's, Subway, Burger King, Mach 1, Tractor Supply, and Walmart Supercenter.



#### LARRY KUCHEFSKI

Illinois Licensed Real Estate Broker  
217-918-0871  
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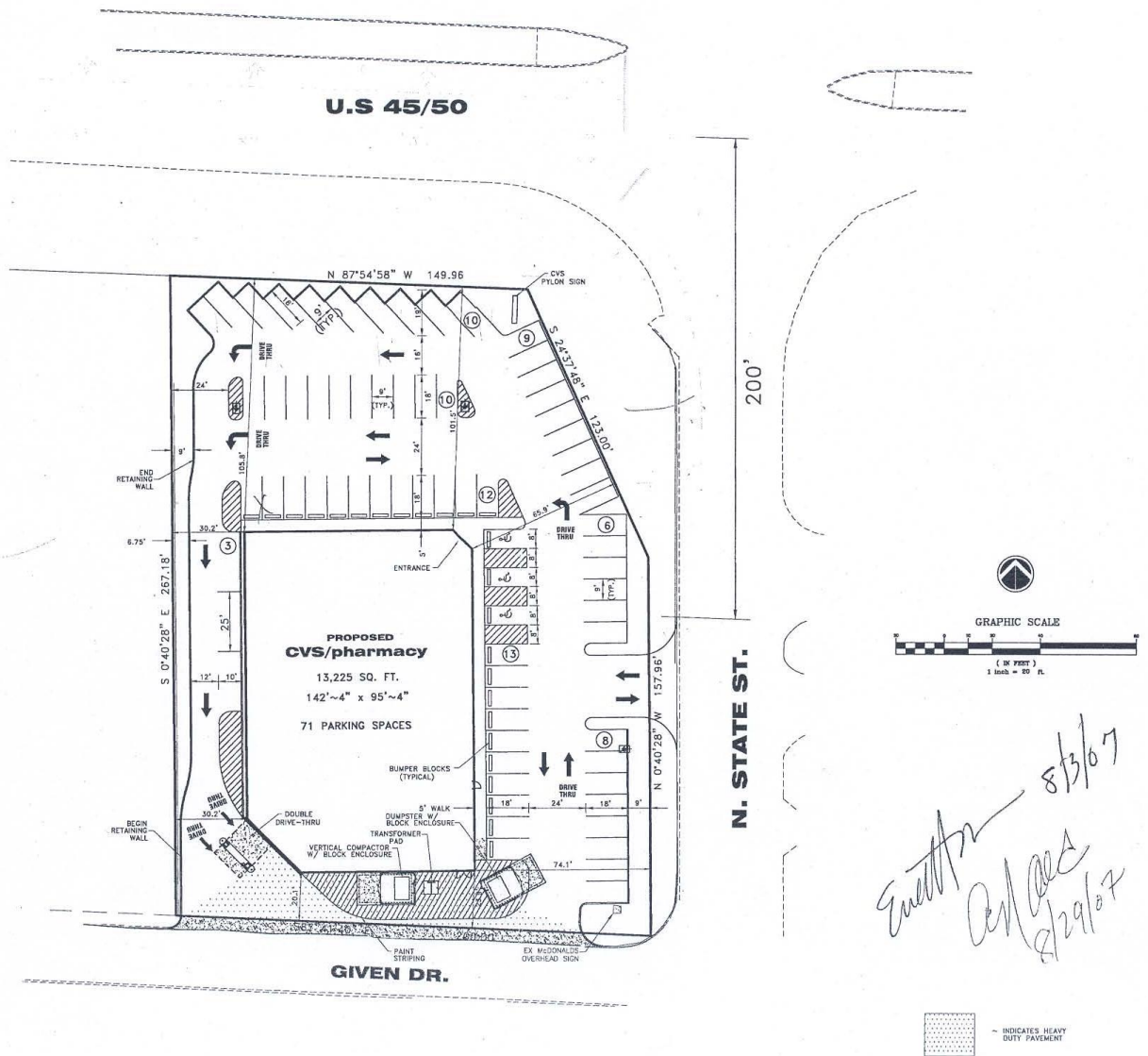
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FOR SALE

## SITE PLAN



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