



**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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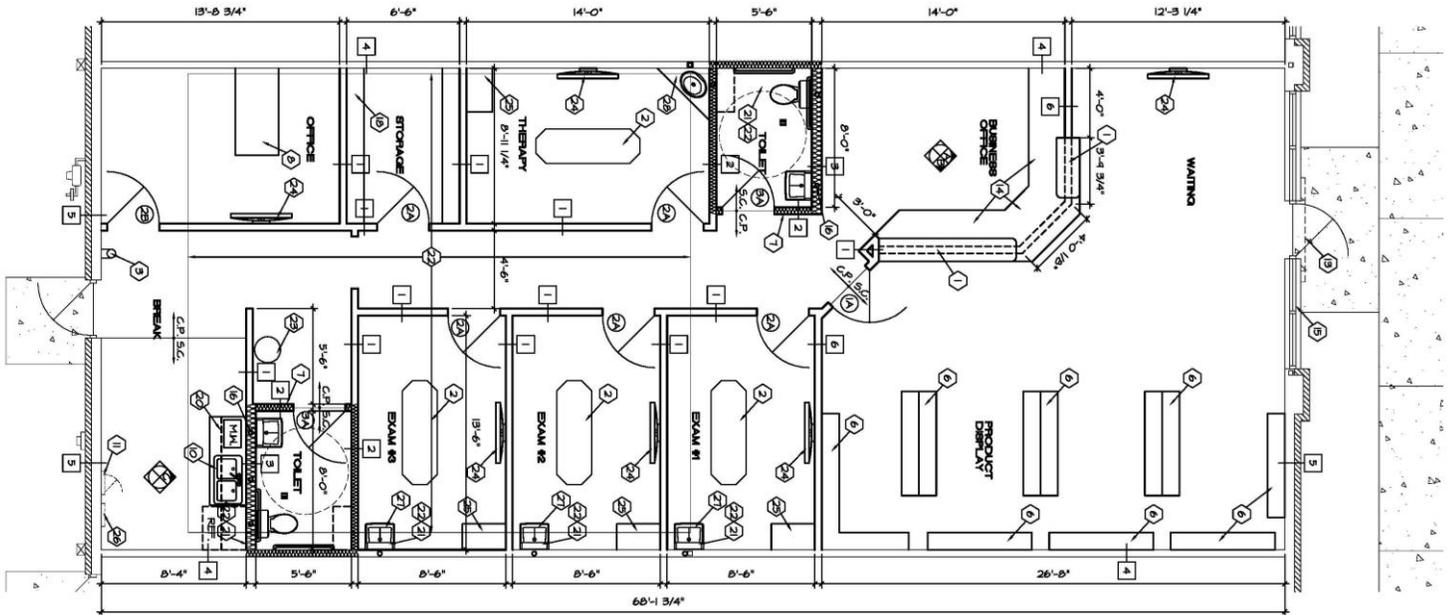
FOR  
LEASE

## FLOOR PLAN

FLOOR PLAN



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



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