



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FOR SALE

1232 E. Main Street
Danville, IL 61832



**CUSHMAN &
WAKEFIELD**



FOR SALE

1232 E. MAIN STREET

Danville, IL 61832

1,760 SF

RETAIL

BUILDING SIZE

1,760 SF

LOT SIZE (SF)

20,473.2 SF

YEAR BUILT

2004

POPULATION (1 MILE)

7,259

PROPERTY DESCRIPTION

The subject property is a retail building located at 1232 E. Main Street in Danville, Illinois, situated at a signalized intersection along the city's primary east-west corridor. The building is currently vacant and offers strong potential for retail or service-oriented users.

The property benefits from excellent visibility, heavy daily traffic counts, and convenient ingress and egress, making it well-positioned for businesses seeking exposure along a major commercial thoroughfare. Its location at a controlled intersection enhances accessibility for both local and pass-by traffic.

The surrounding area includes a mix of established retail and institutional uses, supporting continued demand for commercial space. The City of Danville has identified this corridor for revitalization initiatives over the coming years, which may further enhance the property's long-term appeal.



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DEVONSHIRE REALTY**

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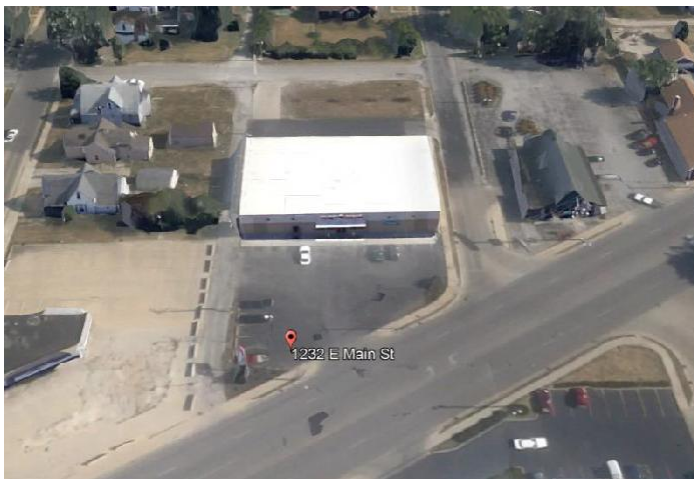


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WAKEFIELD**

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LEGAL INFORMATION

TAX PARCEL ID	23-09-218-002
2020 RE TAXES	\$6,094.08
ZONING	B-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PRICES

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided for 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 received by Exclusive Agent, Cushman & Wakefield. Contact information is below:



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