

FOR SALE: VALUE-ADD OPPURTUNITY

302-306 W Fairchild St | Danville, IL

EXECUTIVE SUMMARY

3,000 SF

TOTAL SQUARE FEET

33%

OCCUPIED

0.66 AC

PARCEL SIZE

PROPERTY HIGHLIGHTS

- Excellent visibility on a prime corner location
- Previously occupied by Jimmy John's, the space features existing build out including a built-in 6' x 6' freezer and 6' x 6' refrigerator, as well as two full-size restrooms.
- Situated at the signalized southeast corner of Gilbert Street and Fairchild Street, which sees traffic of over 20,000 VPD
- Adjacent is a high performing Dollar General that ranks in the 98th percentile Nationwide (Placer.ai)
- 2 unit building with 7+ years remaining for Papa Johns (large franchisee)
- Easy access from Gilbert St and Fairchild St
- Ample parking with over 35 spaces
- Over 40,000 residents within a 5-mile radius
- Shares building with Papa John's who ranks in the 98th percent tile Nationwide (Placer.ai)
- Surrounded by other major retailers such as Walgreens, Dollar General, Hardee's, Sonic, CVS, Dollar Tree, Domino's, AutoZone and more
- Major employers nearby are OSF Saint Elizabeth Medical Center, Hyster-Yale Materials Handling, Bunge North America, Danville VA, Clinic



MARKET AERIAL



BELLAGIO
REAL ESTATE PARTNERS
BROKER OWNED

BRAD TEITELBAUM

Cell: 480-205-7637

Email: brad@bellagiorep.com

CONNOR OKE

Cell: 765-293-2933

Email: connor@bellagiorep.com



MID MARKET AERIAL



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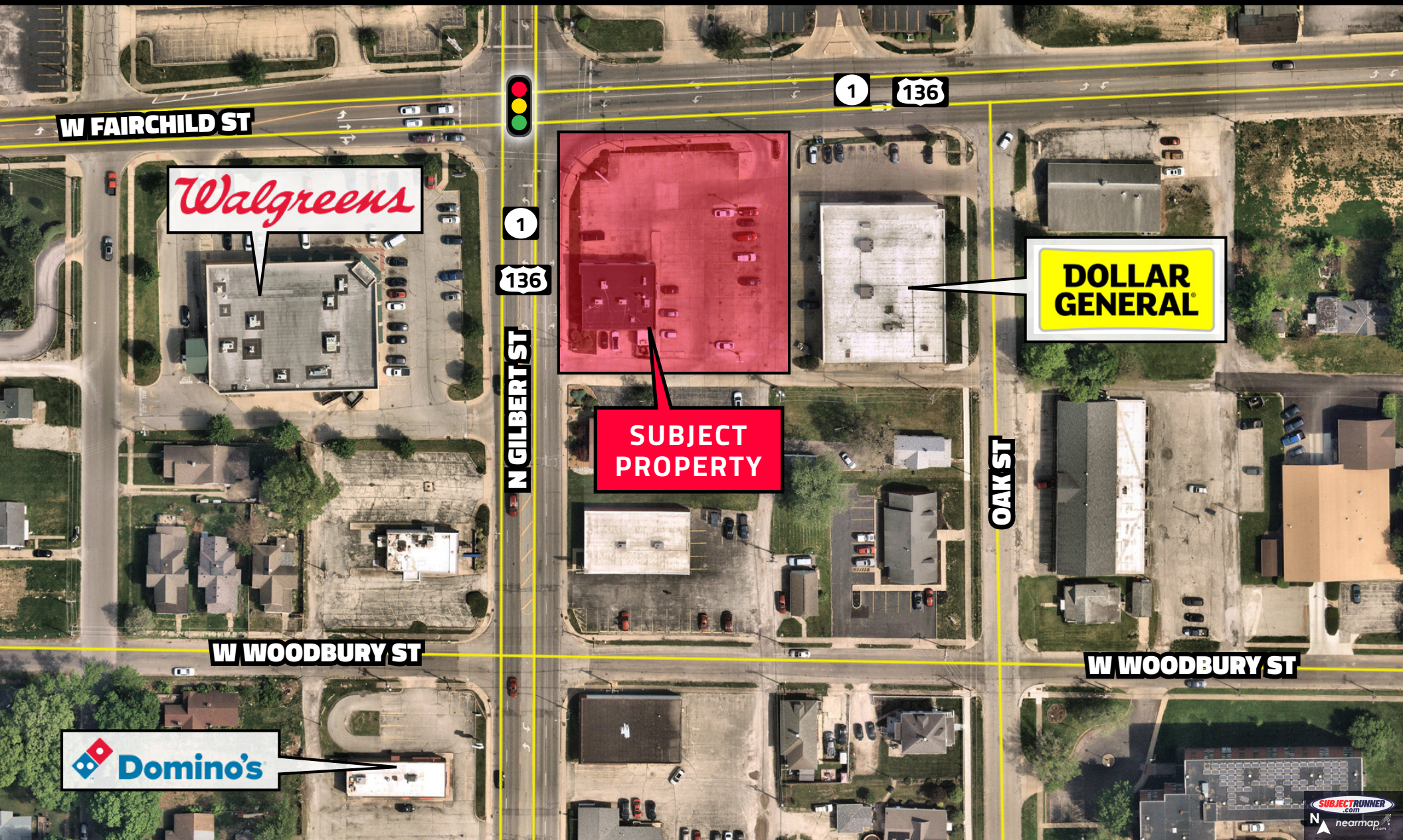
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CLOSEUP AERIAL



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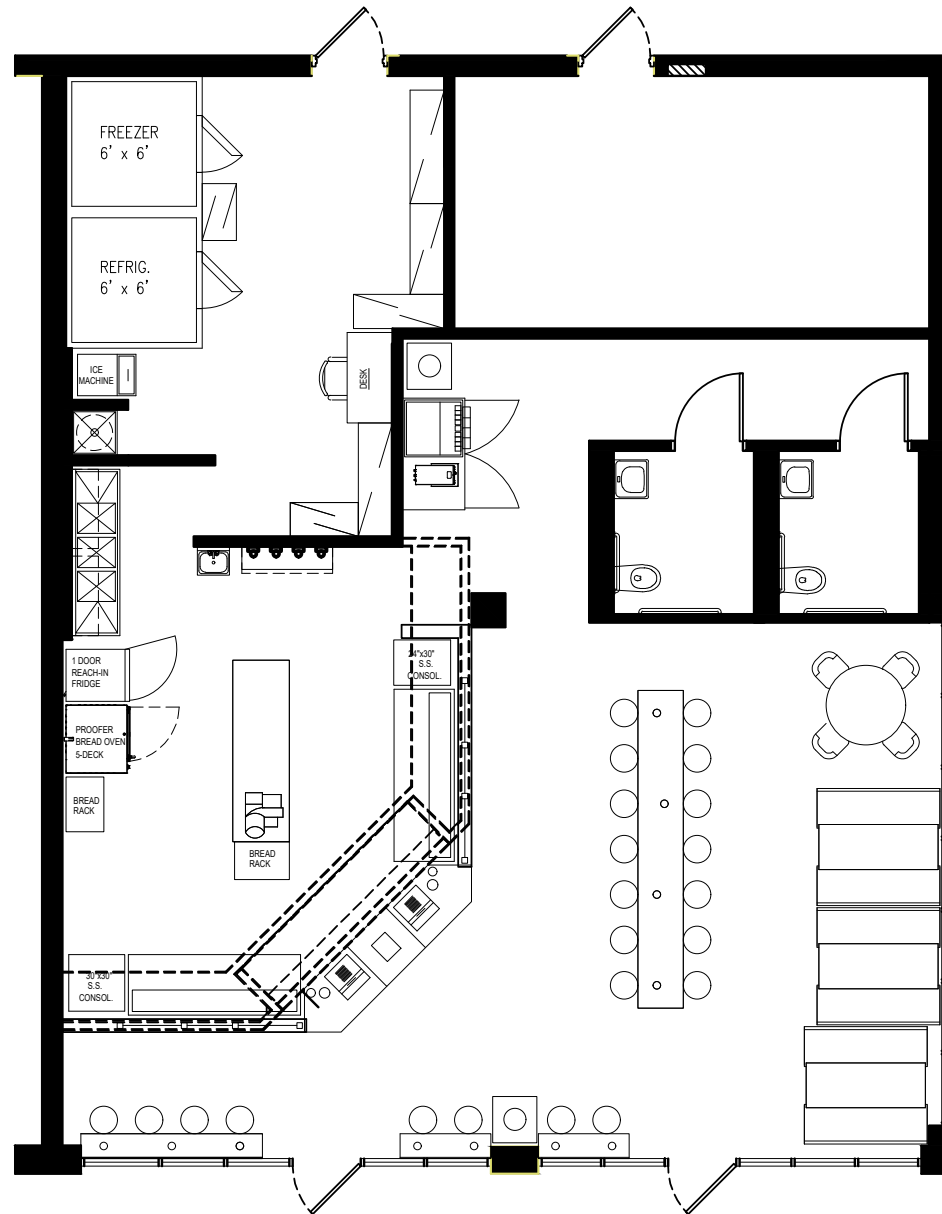
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FLOOR PLAN

**2,000 SF
FORMER
RESTAURANT
LAYOUT**



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