



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Neighborhood Shopping Center with 20,000 SF Available

Lease Price: \$8.00/ SF Mod. Gross

**FOR LEASE**



## 1507 N Bowman Ave.

Danville, IL 61832

**20,000 SF**

**RETAIL**

### LEASE PRICE

\$8.00/ SF Mod. Gross

### AVAILABLE SPACE

20,000 SF

### LOT SIZE

2.46 AC

### PARKING

90 Spaces

### TAX PIN

18-33-400-065

### ZONING

B-3 General Business

### PROPERTY DESCRIPTION

Coldwell Banker Commercial Devonshire Realty is pleased to offer this neighborhood shopping center big box for lease. Holiday Square Shopping Center has a single 20,000 square foot retail vacancy available. Goodwill occupies the balance of the 35,000 square foot center with separate access. In the rear of the center they do share two truck docks with 9' overhead doors. Landlord is willing to create a solution if these need separated. The space is in shell condition and features 18' clear heights, a new roof, divided utilities, LED lighting and ready for your upgrades. For qualified candidates, the Landlord is able to provide vanilla box build-out to Tenant specifications upon request.

### AREA DESCRIPTION

The subject property enjoys a prominent location at a signalized intersection on the N Bowman corridor, providing excellent visibility and accessibility. Multiple ingress and egress points make it easy for customers to visit and for deliveries to be efficiently handled. Danville, IL, is conveniently located near Interstate 74. The area is home to a robust workforce, strong residential base, and essential amenities like schools, parks, and grocery stores. As a neighborhood shopping center, Holiday Square is perfectly situated to meet the daily needs of local shoppers. Area neighbors include Dollar General, Goodwill, Ela's Eatery, New Life Church of Faith, Women's Care Clinic, and City of Danville Department of Public Works.



**NICK RAGLE**

217-403-3379

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## SITE PLAN



**NICK RAGLE**  
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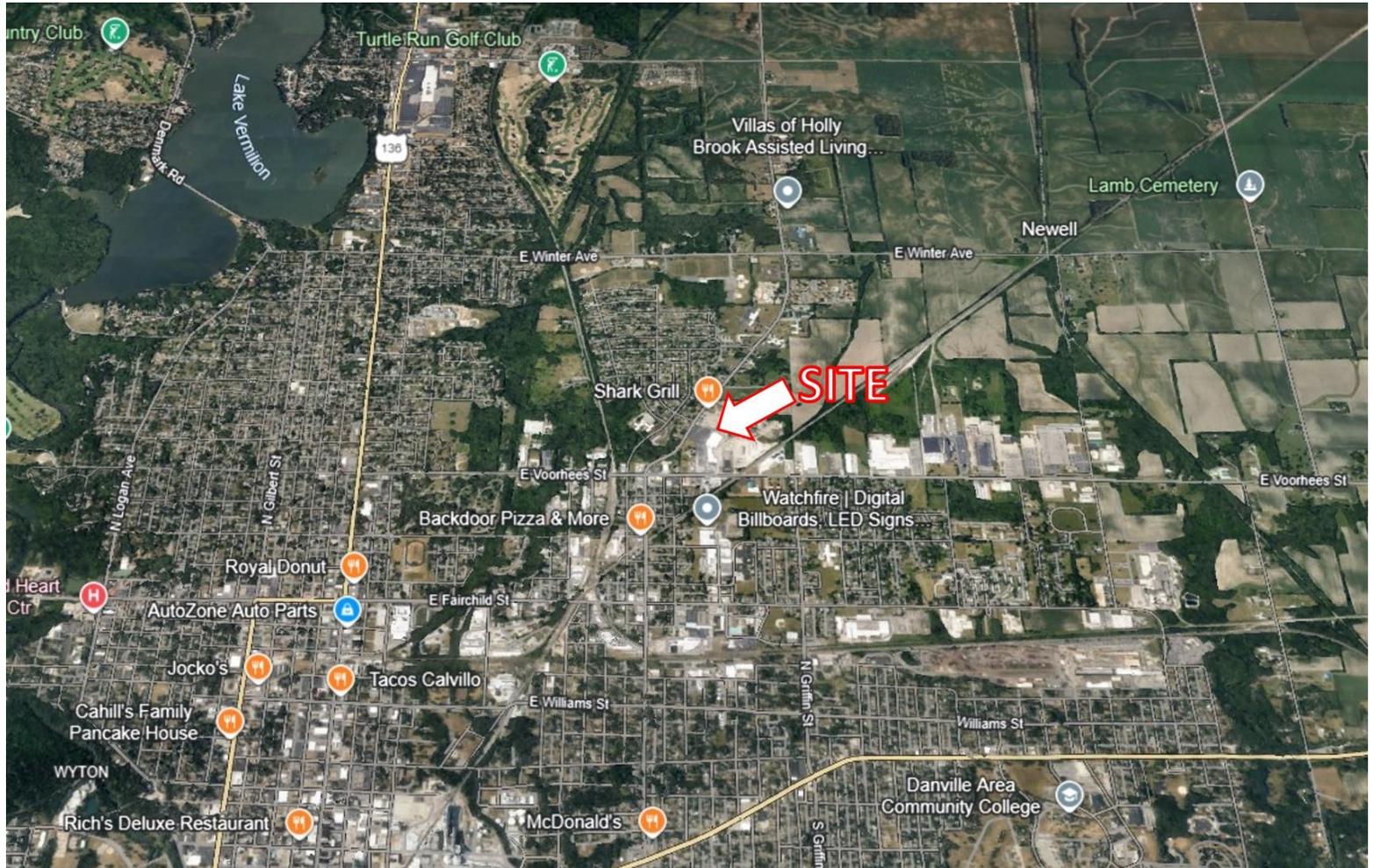
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## AERIAL



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