



**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

PROPERTY DESCRIPTION

This is a retail building located on a signaled intersection along the East/West corridor. Building is vacant but area has heavy traffic and ingress/egress is excellent, along with visibility. City is implementing revitalization of the area over the next several years. The site is neighbors with Family Dollar, Subway, Danville Area Community College.



| | |
|-----------------------|------------|
| BUILDING SF | 1,760 |
| LAND SF | 20,473.2 |
| YEAR BUILT | 2007 |
| PARKING | XX Spaces |
| TRAFFIC COUNTS | 12,900 VPD |

| | |
|----------------------|------------------|
| SIGNAGE TYPE | 4X8 Double Sided |
| 1-MILE (POP.) | 7,259 |
| 3-MILE (POP.) | 7,259 |
| MED. INCOME | \$36,176 |
| SPACE USE | Retail |



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DEVONSHIRE REALTY**

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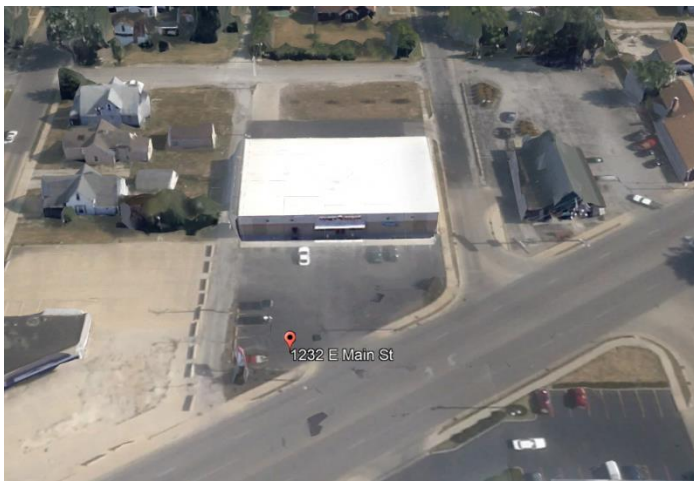


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WAKEFIELD**

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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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