

705 N. GILBERT ST.

705 N. GILBERT ST., DANVILLE, IL 61832

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the charming city of Danville, the area surrounding 705 N. Gilbert St. offers an array of local attractions, creating an ideal location for retail or strip center tenants. The property benefits from its close proximity to the downtown area, which hosts a diverse mix of local shops and restaurants, drawing in a steady flow of foot traffic. Nearby, the local community college and medical centers contribute to a constant demand for retail and service offerings. With easy access to major roadways and a strong sense of local community, including annual events like the Midwest Heritage Garden Fountain Project, the location offers an advantageous opportunity for retail businesses to establish a strong presence and engage with the vibrant consumer base of Danville.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,200 SF
Building Size:	6,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,332	14,301	19,933
Total Population	6,335	28,855	41,305
Average HH Income	\$32,773	\$45,041	\$49,325

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,200 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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209 Powell Place

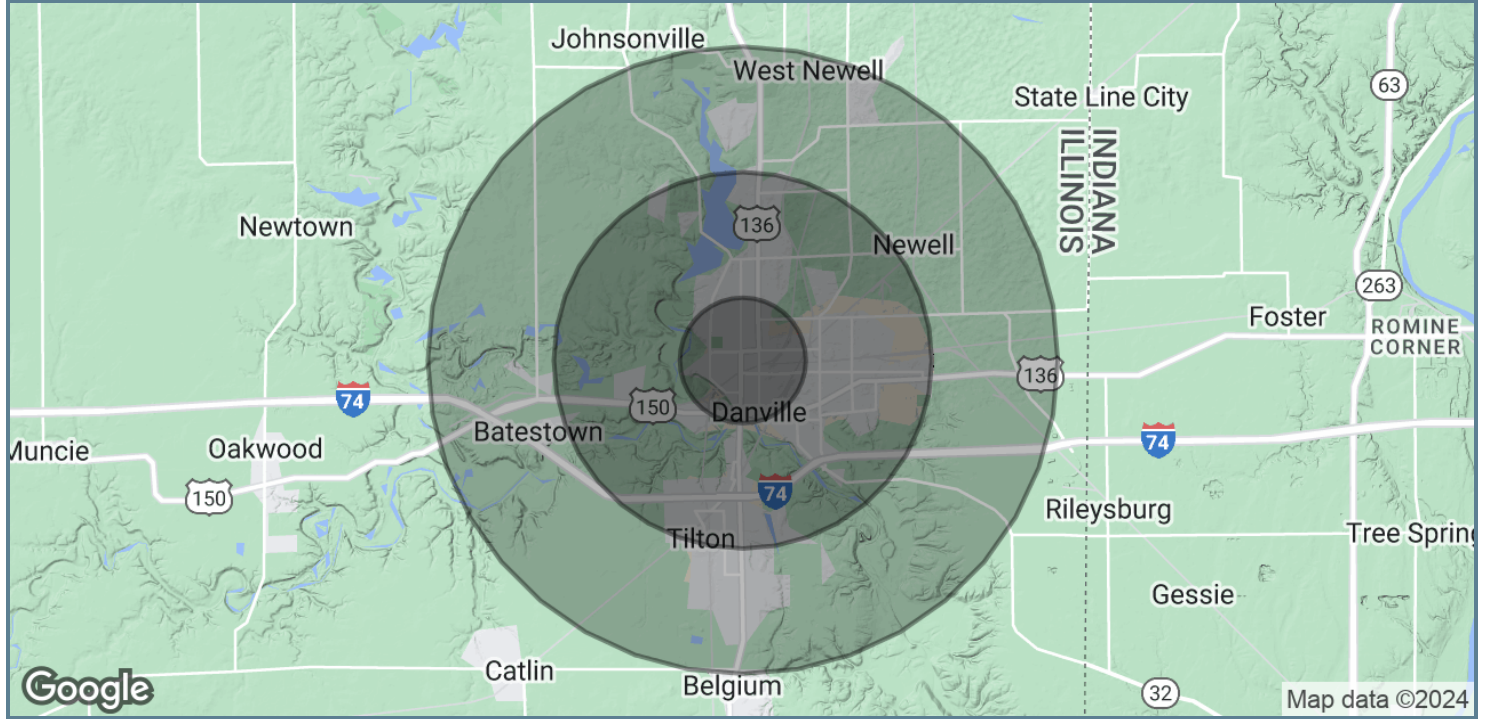
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,335	28,855	41,305
Average Age	39.7	39.5	40.5
Average Age (Male)	35.1	37.2	38.7
Average Age (Female)	40.7	40.1	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,332	14,301	19,933
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$32,773	\$45,041	\$49,325
Average House Value	\$58,429	\$69,465	\$80,706

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

