



# FOR SALE 1232 E. Main Street Danville, IL 61832



#### PROPERTY HIGHLIGHTS

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



**JEFF SCHEIDEGGER** 

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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 PROCESS**

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

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