

**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.

<b>BUILDING SF</b>	1,760	<b>SIGNAGE TYPE</b>	4X8 Double Sided
<b>LAND SF</b>	20,473.2	<b>1-MILE (POP.)</b>	7,259
<b>YEAR BUILT</b>	2007	<b>3-MILE (POP.)</b>	7,259
<b>PARKING</b>	XX Spaces	<b>MED. INCOME</b>	\$36,176
<b>TRAFFIC COUNTS</b>	12,900 VPD	<b>SPACE USE</b>	Retail



**JEFF SCHEIDEGGER**  
Account Contact  
+1 314-384-8662  
Jeff.scheidegger@cushwake.com

**Jay Sikorski**  
CBCDR Senior Vice President  
+1 217 352 7712  
jas@cbcdr.com

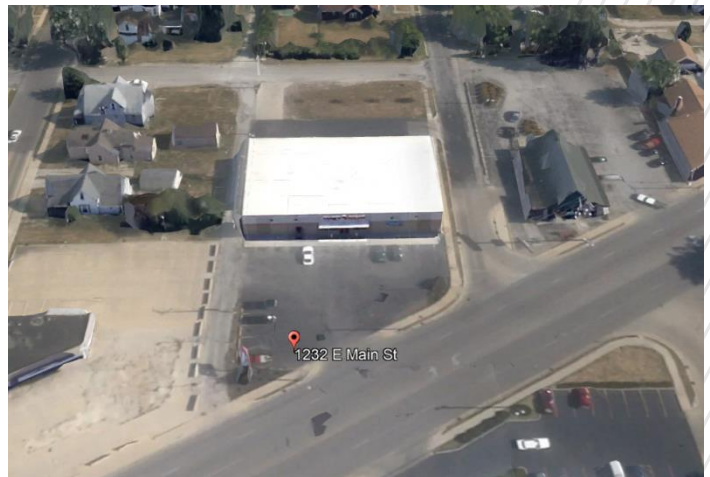
**Larry Kuchefski, CCIM**  
CBCDR Vice President  
+1 217 918 0871  
lk@cbcdr.com

## FOR SALE

**1232 E. Main Street  
Danville, IL 61832**

### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	23-09-218-002
<b>2020 RE TAXES</b>	\$6,094.08
<b>ZONING</b>	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:

**JEFF SCHEIDEGGER**  
Account Contact  
+1 314-384-8662  
Jeff.scheidegger@cushwake.com

**Jay Sikorski**  
CBCDR Senior Vice President  
+1 217 352 7712  
jas@cbcdr.com

**Larry Kuchefski, CCIM**  
CBCDR Vice President  
+1 217 918 0871  
lk@cbcdr.com