



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**2606 N. Vermilion Street  
Danville, IL 61832**

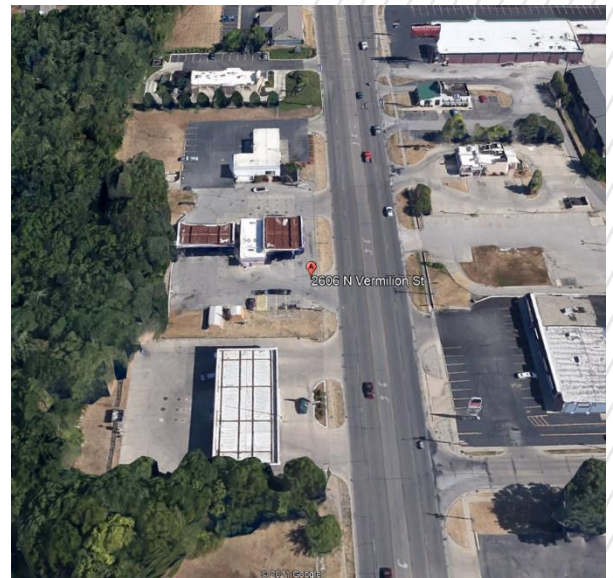


## PROPERTY HIGHLIGHTS

This is a 1.61-acre parcel of land that overlooks Lake Vermilion. Building was recently demolished, and the tanks were removed. Located along the north retail corridor of Danville. Neighbors with Wendy's, Wing Stop, Dairy Queen and numerous other retail/restaurant spaces.

<b>BUILDING SF</b>	Land
<b>LAND SF</b>	1.33 acres w/ .75 usable
<b>YEAR BUILT</b>	2007
<b>PARKING</b>	0 Spaces
<b>TRAFFIC COUNTS</b>	23,900 VPD

<b>SIGNAGE TYPE</b>	4X8 Double Sided
<b>1-MILE (POP.)</b>	7,259
<b>3-MILE (POP.)</b>	7,259
<b>MED. INCOME</b>	\$36,176
<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

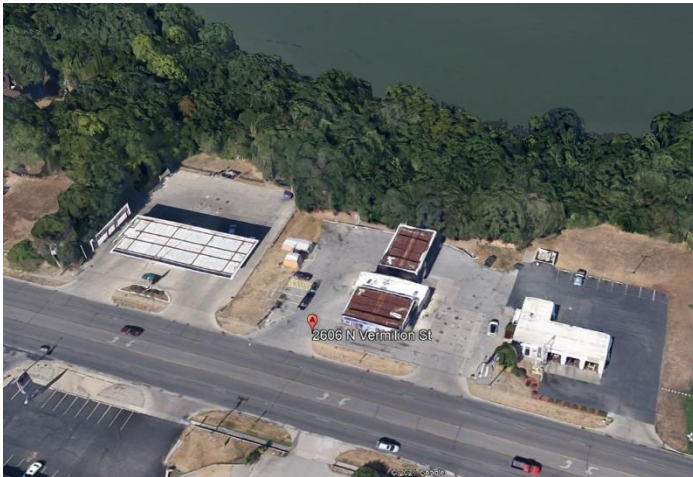
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### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	18-29-100-017
<b>2020 RE TAXES</b>	\$15,058.08
<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:

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