



HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

Plaza 31, Unit 202 3140 N Vermilion Street Danville IL 61832

Date Available

Immediately—build out available

Suite Size

Second floor, 616 Sq. Ft.

Site

Daily Traffic Count reported as of 3/31/2020 by IDOT @ 20,500 daily

Ample Parking

Excellent Common Area Lighting at night

Signage

Pylon Sign

Digital Sign

Storefront Sign

Common Area Amenities

Elevator

Common Kitchenette for tenants

ADA public restrooms off common area

Conference room

CAM covers

Property Taxes

Property Insurance

Common area electric

All Water & Sanitary Bills

Internet

Camera Security System

Common area maintenance and cleaning

Weekly grounds clean up

Trash removal

Parking lot and grounds maintenance

Lease Terms — Negotiable

Attractions

Close to:

Danville Village Mall & other shopping

Banks/Credit Unions

Mass Transit Route

Restaurants, Dine-In or Take-Out

Lease Rate

\$15.00 per sq ft = \$770/month

CAM = \$5.25 per sq ft = \$269.50/month

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