



HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

Rodman Business Center *by Heartland Properties* 3821 N Vermilion Street, Suite 2 Danville IL 61832

Date Available

Immediately—build out available

Suite Size

732 Sq. Ft.

Site

Daily Traffic Count reported as of 3/31/2020 by IDOT @ 13,200 daily
Ample Parking
Excellent Common Area Lighting at night

Signage

Pylon Sign

Common Areas

Common Kitchen for tenants
2 ADA public restrooms in common area

CAM covers

North-End Retail Shopping	Camera Security System
Property Insurance	Common area maintenance and cleaning
Common area electric	Weekly grounds clean up
All Water & Sanitary Bills	Trash removal
Internet	Parking lot and grounds maintenance

Lease Terms — Negotiable

Attractions

Close to:	
Danville Village Mall & other shopping	Mass Transit Route
Banks/Credit Unions	Restaurants, Dine-In or Take-Out

Lease Rate

\$812.50/\$15.00 per square foot
CAM = \$5.00 sq ft = \$270.83

Contact: Rick Elkin · Heartland Properties Group · 217-442-3266 Office · 612-239-7656 Mobile
Rachelle Miller · Heartland Properties Group · 217-442-3266 Office
Machelle Dykes · Heartland Properties Group · 217-442-3266 Office