



## HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

# Heartland Plaza 425 N Gilbert Street, Suite 3 Danville IL 61832

### Date Available

May 2023

### Suite Size

800 Sq. Ft.

Large Waiting Area

3 Private Offices

Private Restroom

### Site

Daily Traffic Count reported as of 3/21/2020 by IDOT @ 17,900 daily;

\*estimated by IDOT to be 21,400 with the Logan Avenue closure

Ample Parking

Excellent Common Area Lighting at night controlled by photocells

Illuminated Signage

### New Courtyard

New Concrete

New ADA Walkways and Pad

New ADA Ramp

New Planter

### Signage

Pylon Sign 4'x4'

Front Sign on Gilbert approx. 4'x1'

### Common Areas

Common Kitchenette for tenants

2 ADA Public Restrooms in common area

### Elevated Lift for first and second floor usage

### 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:

Interstate 74

Hospitals & Medical District

Banks

Police Dept and Fire stations

Restaurants and Shopping

Downtown/Court House/Library

Palmer Arena

Government Center

Hotels

Mass Transit Route

### Lease Rate

\$1,000/Month plus CAM

CAM = \$2.75 sq ft = \$183.33 per month

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