



## HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

# Rodman Business Center *by Heartland Properties* 3821 N Vermilion Street, Suite 4 Danville IL 61832

### Date Available

Immediately—build out available

### Suite Size

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

### Lease Rate

\$977.50/\$15.00 per square foot  
CAM = \$5.00 sq ft = \$325.83

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