



HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

Plaza 31 3120 N Vermilion Street Danville IL 61832

Date Available

Negotiable

Suite Size

1,514 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
Drive-Up Window

Signage

Pylon Sign
Digital Sign
Storefront Sign

Common Areas

Elevator
Conference room
Common Kitchenette for tenants
ADA public restrooms off common area

CAM covers

Property Taxes	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

Other Information

This perfect location is presently a successful Jimmy John's restaurant. They are building a new Danville location in partnership with a Sonic restaurant.

Lease Terms — Negotiable

Attractions

Close to: Danville Village Mall & other shopping Banks/Credit Unions	Mass Transit Route Restaurants/Fast Food
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(McDonald's, Arby's, Steak n Shake, Dunkin Donuts, Dairy Queen, Subway, Taco Bell, Monical's, Popeye's, & more!)

Lease Rate

\$18.62 per sq ft = \$2,349.22/month
CAM = \$5.25 per sq ft = \$662.38/month

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