



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. expandable to 2,964 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

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

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

(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

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