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FOR SALE
\$23.50 / SF / NNN

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



3100 N. Vermilion – Suite B
Danville, IL 61832

PROPERTY INFORMATION

BUILDING SF
5,000

AVAILABLE
Fall 2020

AVAILABLE SF
1,018

TAX ID
12 29 102 041

ZONING
B-2

TRAFFIC COUNT
N. Vermilion – 20,100 AADT

PROPERTY DESCRIPTION

Built in 2007, Gunn Plaza continues to be one of Danville's Class A, Mixed-Use, Centers. Suite B presently set up for carry out pizza, and is ideal for restaurant/food use.

AREA DESCRIPTION

Located on the Illinois/Indiana Border, Danville is 30 miles east of Champaign, 90 miles west of Indianapolis, and 130 miles south of Chicago. Danville is the central hub to surrounding agricultural communities, which contribute to a market area of over 100,000. Neighboring businesses include: Danville Family Dental Care, OneMain Financial, Jimmy John's, Burlington Coat Factory, Meijer, TJ Maxx, Slumberland, Applebee's, Culvers, McDonalds, and numerous others in the North Retail Corridor.



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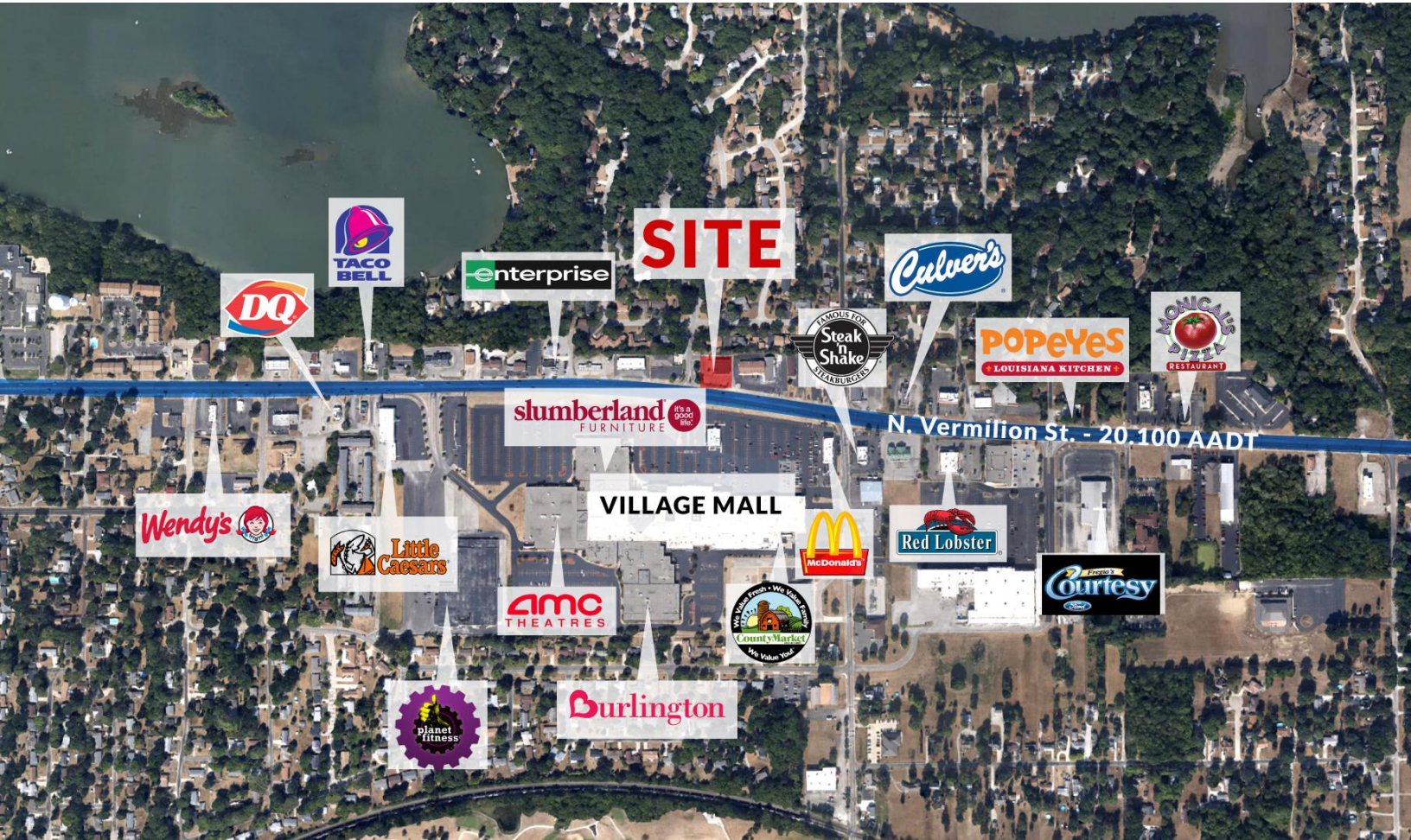
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