



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DANVILLE CROSSING – STRIP CENTER

\$15.00 / SF / NNN



FOR LEASE

4111 N. Vermilion Street

Danville, IL 61834

3,840 SF

RETAIL

LEASE PRICE

\$15.00 SF

LEASE TYPE

NNN

BUILDING SIZE

14,400 SF

AVAILABLE SPACE

3,840 SF

PARKING

75 Spaces (Shared)

ZONING

B3 – General Business

PROPERTY DESCRIPTION

3,840 SF available in a vanilla box space. The available suite(s) are:

Suite 3 – 3,840 SF End Cap
NNN Expenses – \$4.40 / SF
**Property is broker owned*

AREA DESCRIPTION

Subject property is located at Danville Crossing. Property is located next to Wal Mart Super Center and is along Danville's North retail corridor. Local retailers include GameStop, Great Clips, Cricket Wireless, and Aaron's.

Traffic Count

N. Vermilion – 13,400 AADT



LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker
217-918-0871
lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DANVILLE CROSSING – STRIP CENTER

\$15.00 / SF / NNN

FOR
LEASE

SITE PLAN



SPACE	TENANT	WIDTH (FT.)	SIZE (S.F.)
1	GAMESTOP	20	1200
2	BALLY BEAUTY	20	1200
3	CATO	64	3840
4	GREAT CLIPS	20	1200
5	NAIL SALON	25	1500
6	SUNLUBS	31	1860
7	AVAILABLE	20	1150
8	CRICKET	40	2400
14400 S.F.			



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5801 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrlandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

DATE	NO.	NATURE OF DESIGN	DESIGNED	CHECKED	DATE	BY	DATE

WALD/LAND CORPORATION
DANVILLE, IL

DANVILLE EXHIBIT

PROJECT NO.
18-014
SHEET 1 OF 2
DRAWING NO.
1



LARRY KUCHEFSKI
Illinois/Indiana Licensed Designated Managing Broker
217-918-0871
lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22