

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**SALE/LEASE**

**RETAIL/STAND-  
ALONE**

**Hard Corner  
Enterprise Zone**



**842 E. Main St.  
Danville, IL 61832**



**COLDWELL BANKER  
COMMERCIAL**

**DEVONSHIRE  
REALTY**

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# CONFIDENTIAL INVESTMENT SUMMARY



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this Stand-Alone Retail for sale or lease. Custom built for Walgreens in 1995, this 13,500SF includes asphalt parking and driveways, with a covered pharmacy drive-through. The building is constructed with steel framing an CMU bearing walls. Exterior walls are a combination of brick veneer and painted EIFS panels. The roofs are steel-joist supported metal decks covered with a low-slope TPO roofing systems and a pitched section finished with asphalt shingles covering the front elevation. The interior is finished with suspended ceiling tiles, painted drywall panels, and exposed structure in the stock room areas. Floors are covered with a combination of 12" x 12" floor tile and exposed concrete.

Property Information	
Sale Price	\$1,500,000.00
Lease Rate	\$13.50/SF NNN
Enterprise Zone	Yes
Building/Lot Size	13,500SF on 1.25 Acres
Tax Pin	2309100104 & 2309131002
ZONING	B-2
YEAR BUILT	1995
Real Estate Tax (2022)	\$35,102.50



# BUILDING SPECIFICATIONS



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## BUILDING SPECIFICS



Building Size	13,500 SF
Roof	(2007) 15-year TPO
Delivery Door	(1) 6' x 6.5'
Superstructure	Steel Frame/CMU
Exterior Façade(s)	Brick Veneer & Painted EIFS
Domestic Hot Water	50 Gallon – Gas-fired
HVAC	(3) Rooftop
Sprinkler	Wet System
Power	800A - 120/208V 3-Phase
Warehouse Heating	Gas Fired Unit Heaters
Parking	52
Interstate Access	Within .75 miles
Floor Thickness	6" Slab
Natural Gas Service	2"
Sewer Lines	8" Main
Telecom	Fiber & Cable

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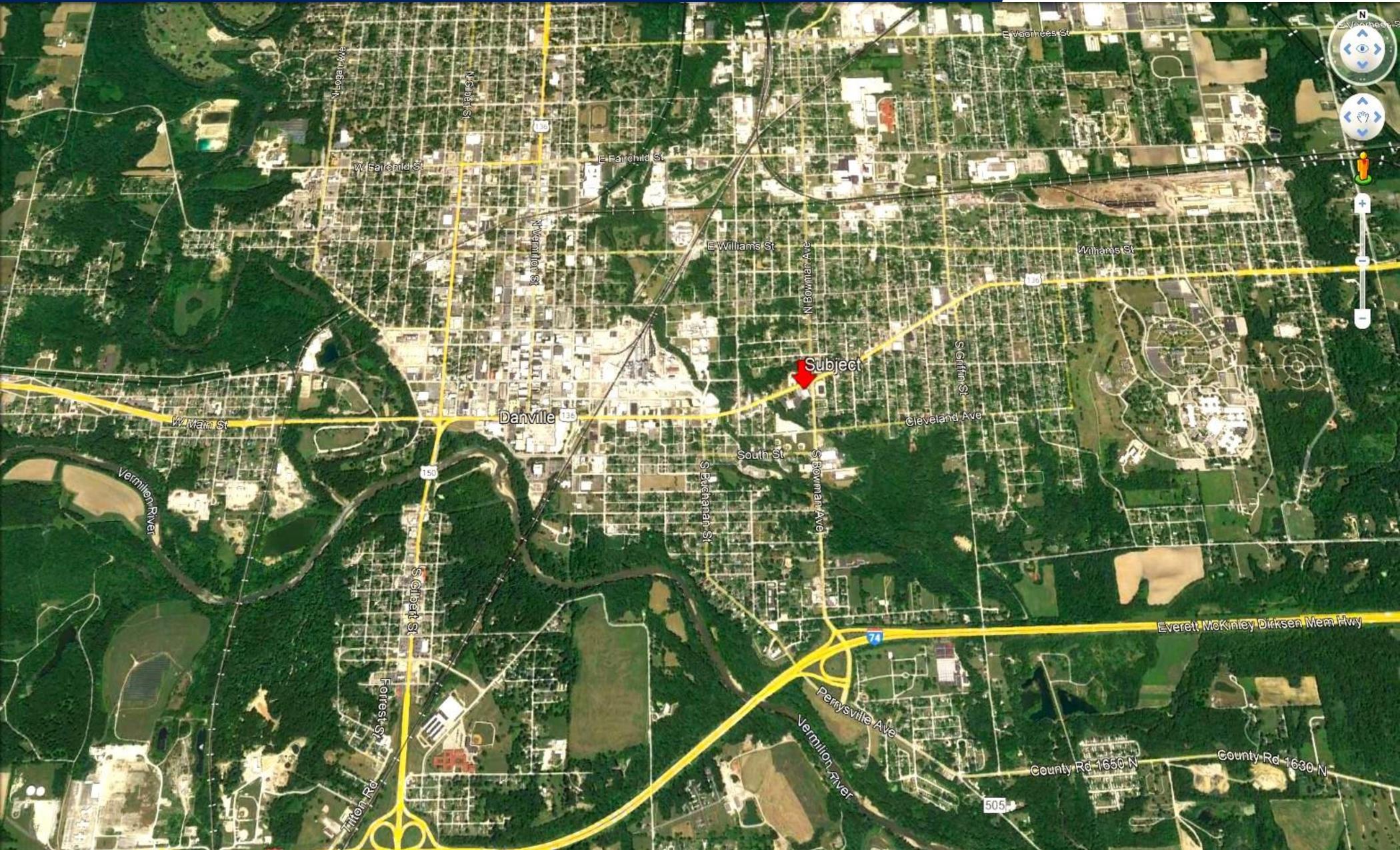
## AREA OVERVIEW

Located 140 miles south of Chicago and 90 miles west of Indianapolis, Danville is nestled in the heart of Vermilion River country and home to world class museums, shops full of rare and unique finds, and watchable wildlife to enjoy. From nationally recognized Danville Dans baseball team, to the NJCAA Division II Men's National Basketball Tournament, to ice skating, canoeing, horseback riding, and hiking - It is easy to see why over 30,000 residents call Danville home.

Also, home to Danville Area Community College (DACC), Danville provides quality education and life-long learning opportunities to the region. Danville is also home to the VA Illiana Health Care System providing quality health care to veterans. Part of the AARP age friendly community network, Danville is committed to providing a high quality of life for everyone who calls the community their home.







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## Demographics

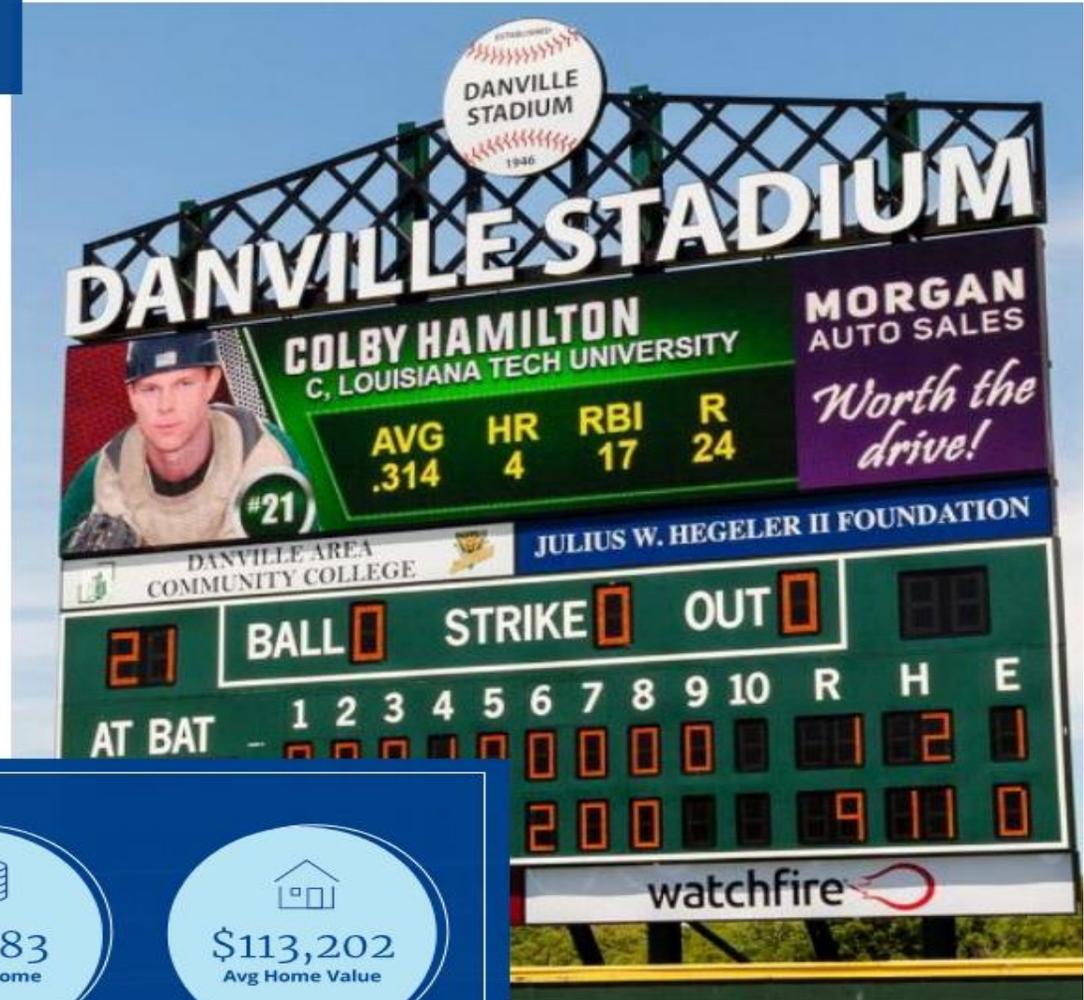
Designated a Gateway City to the National Park Service's "Looking for Lincoln National Heritage Area", Danville is rich in Lincoln History with over 12 sites commemorating his 18 years practicing law in Danville while riding the 8<sup>th</sup> Judicial Circuit.

Sprinkled throughout the city are numerous Walldog Murals celebrating the area's history and art.

Home to Lakeview College of Nursing and Danville Area Community College. Champaign is home to Illinois University, just 30 minutes west.

Besides the above, Danville offers the following attractions:

- Historic Fischer Theatre
- Vermilion County Museum
- Harrison Park Golf Course
- Vermilion County War Museum
- Danville Dan's Baseball
- Danville Country Club
- Kickapoo State Park
- Wolf Creek Golf Club
- Turtle Run Golf Club
- Douglas Park



### Danville by the #s



# CONTACT



**COLDWELL BANKER  
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Designated Managing Broker

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## PROPERTY HIGHLIGHTS

- High Visibility
- Stand-Alone
- Hard Corner
- Superior Construction

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