



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RETAIL/OFFICE SPACE

\$24.00 / SF / Gross

FOR LEASE



### 100 N. Gilbert St.,

Danville, IL 61832

8,190 SF

RETAIL/  
OFFICE

#### LEASE PRICE

\$24.00/SF/ Gross

#### LOT SIZE

1.56 Acres

#### ZONING

B-3 General Business

#### YEAR BUILT

2023

#### TAX PIN

23-08-105-075

### PROPERTY DESCRIPTION

Newly constructed, single-story, brick building features large glass windows, off-street parking lot, and is divisible down to 1,600SF. The owner will Build to Suit with TI terms negotiable.

### AREA DESCRIPTION

Nestled within Carle Clinic's innovative 17-acre medical campus in Danville stands Carle at The Riverfront—an exceptional addition to this burgeoning healthcare hub. This newly erected 8,190 -square-foot edifice harmoniously complements Carle's existing sleep study facility, strategically positioned at the gateway corner of N. Gilbert and W. North St.

Amidst the bustling activity of this medical epicenter, which includes Carle's expansive four-story, 152,000-square-foot medical center and Christie Clinic's esteemed 10,000-square-foot medical facility, Carle at The Riverfront commands attention. Its prime location ensures unparalleled exposure for retail and office tenants, captivating the attention of the approximately 18,800 vehicles traversing this intersection daily.



#### LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker

217-918-0871

[lk@cbcdr.com](mailto:lk@cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**

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

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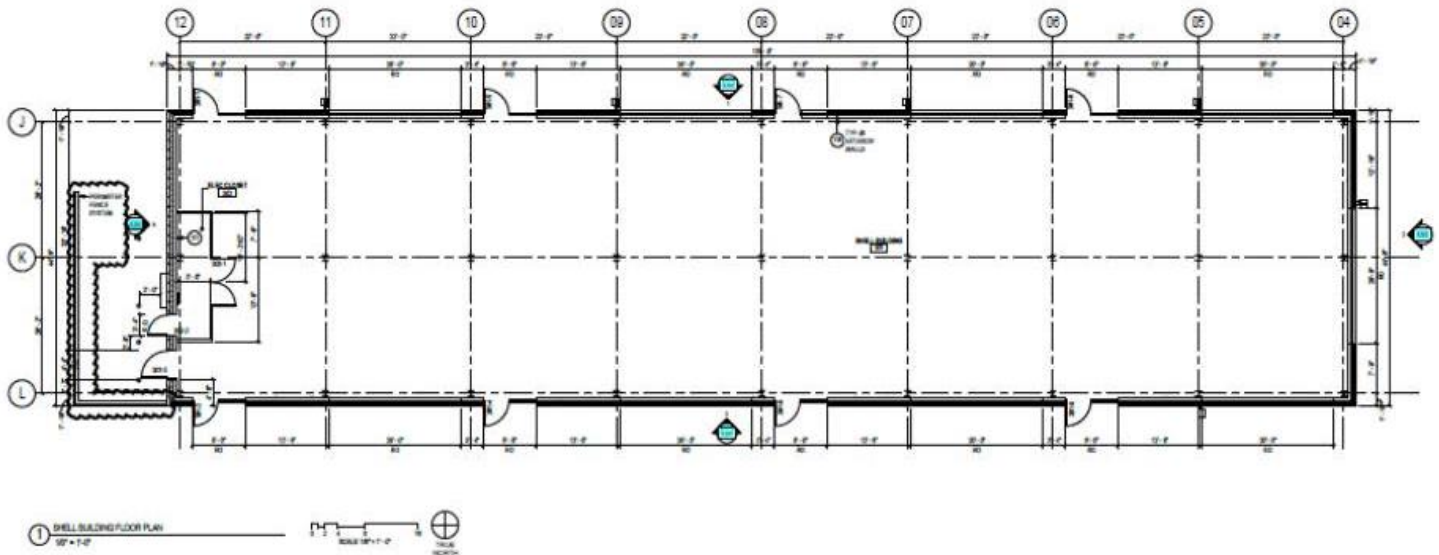
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## FLOOR PLAN



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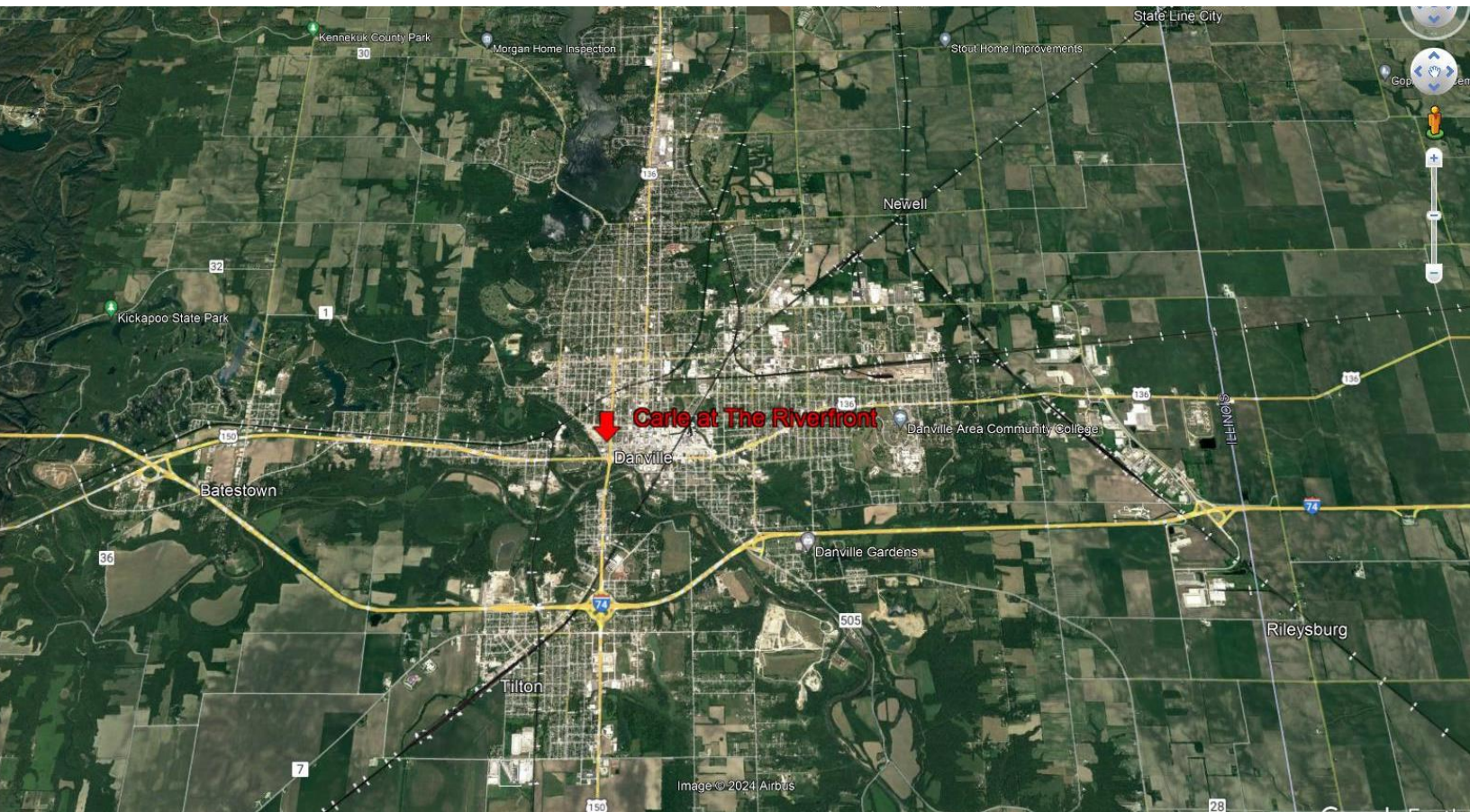
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## AERIAL



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