

306 S Gilbert St
Danville, IL 61832



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Asking Price

STO

For Lease/Ground Lease

Net Lease
Retail

Property Details

- Building Size: 2,058 SF
- Site Area: 0.42 Acres
- Zoning: Commercial
- Parcel expansion option

Colliers International
6250 N River Rd, Suite 11-100
Rosemont, IL 60018 | USA
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Property Highlights

- Over 24,000 vehicles per day on S Gilbert Street, Illinois Route 1 and US Route 150, Danville's primary north south commercial artery.
- Proven QSR location with more than 40 years of continuous restaurant operation, on a corridor where McDonald's, Pizza Hut, Arby's, Steak n Shake, Taco Bell and ALDI all sit within one mile and multiple national QSRs perform above national average.
- 37,925 residents and a \$75,552 average household income within five miles, a draw that extends past the city limits into Tilton and Belgium as the Vermilion County seat.



Population

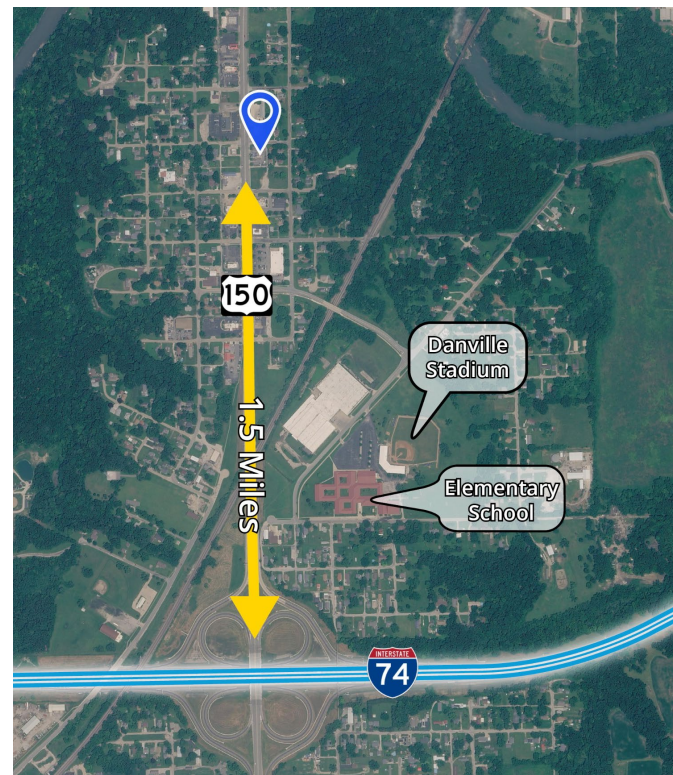


Daytime Population



Avg Household Income

1 mile	2,572	5,595	\$68,263
3 miles	24,952	27,998	\$68,513
5 miles	37,925	42,875	\$75,552



24,407
Vehicles/day



Proven retail
corridor



2,058 SF
building



\$75,552
Avg. HH
income
(5-mile radius)



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