

FOR SALE

**109 S. Maplewood Drive
Rantoul, IL 61866**



PROPERTY HIGHLIGHTS

This is a 2,693 SF building in Rantoul, IL built in 2006. It has good access due to it being on the corner in the retail sector of east Rantoul. The floor plan is very flexible, great display area for convenience store with plenty of storage in the back room. Solid block structure, ready for move in.

BUILDING SF	2,693	SIGNAGE TYPE	4X8 Double Sided
LAND SF	29,963.36	1-MILE (POP.)	7,070
YEAR BUILT	2006	3-MILE (POP.)	7,070
PARKING	7 Spaces	MED. INCOME	\$41,420
TRAFFIC COUNTS	11,750 VPD	SPACE USE	Retail



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LEGAL INFORMATION

TAX PARCEL ID	20-09-01-101-001
2020 RE TAXES	12,386.22
ZONING	CG



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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