



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FREESTANDING CORNER RETAIL

\$10.00/ SF Modified Gross

FOR LEASE



1301 N State Rd.

Flora, IL 62839

13,225 SF

OFFICE

LEASE PRICE

\$10.00/ SF Modified
Gross

BUILDING SIZE

13,225 SF

LOT SIZE

1.9 AC

YEAR BUILT

2007

TAX PIN

10-23-400-022

ZONING

C-2 Neighborhood
Commercial

PROPERTY DESCRIPTION

Custom built for CVS, in 2007, on a prime corner lot. Located on the signaled corner of U.S. 45/50 and N. State, this location offers excellent visibility, exposure, and accessibility. This property offers a prominent pylon sign, 71 parking spaces, and drive-up service window. The buildings interior offers an open floor plan, 12' ceilings, full wet sprinkled fire system, ADA restrooms, and rear storage area.

AREA DESCRIPTION

Located in Flora, IL, on U.S. 45/50, in Clay County. Neighboring businesses include McDonald's, Subway, Burger King, Mach 1, Tractor Supply, and Walmart Supercenter.



LARRY KUCHEFSKI

Illinois Licensed Real Estate Broker
217-918-0871
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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
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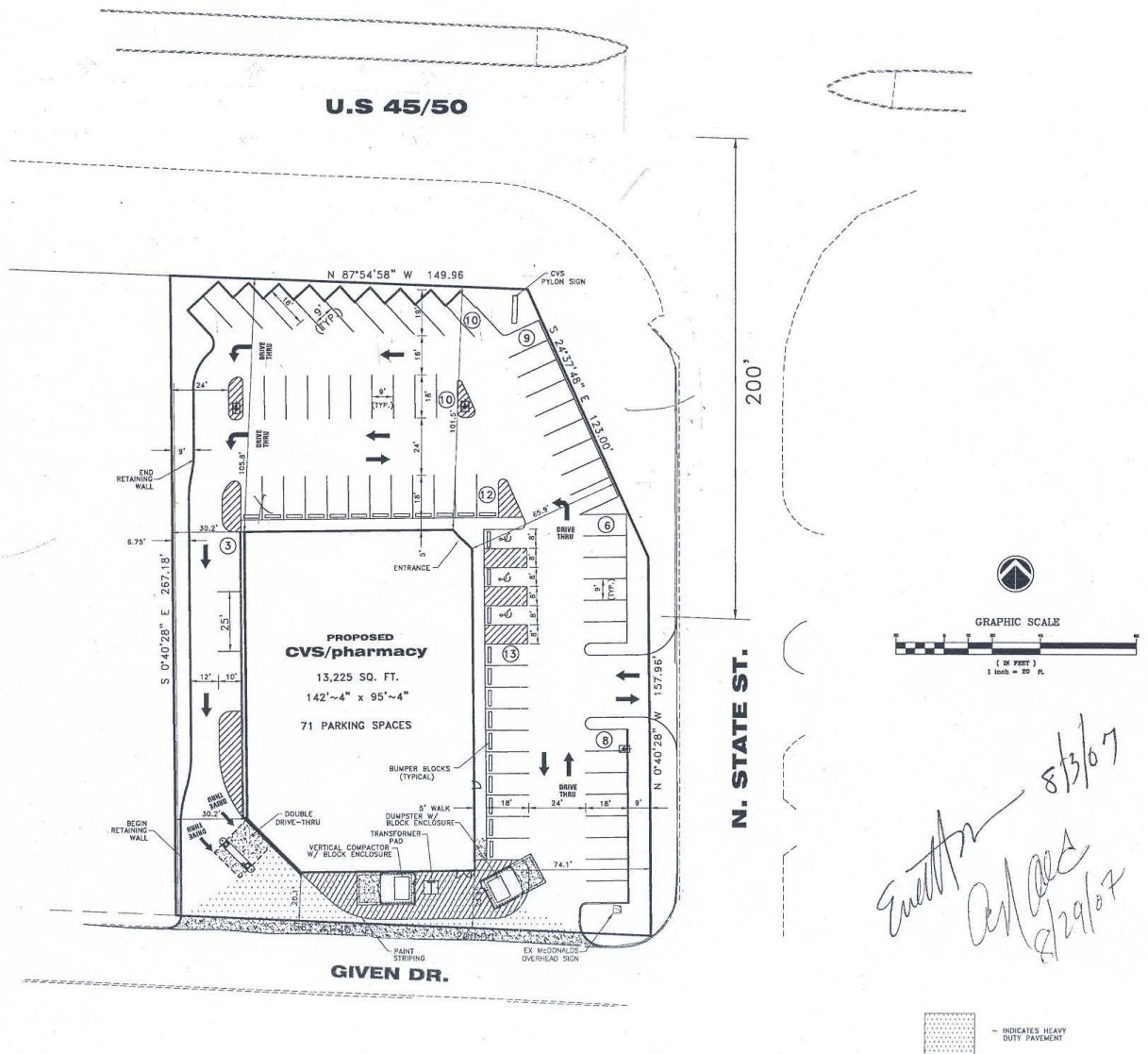
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FOR SALE

SITE PLAN



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