



FOR SALE

206 W. SOUTH ST.
PLANO, IL

\$199,000
PRIME LOCATION

Discover a rare opportunity to acquire a highly visible 0.33-acre parcel of land located at the hard corner of Route 34 and West Street in Plano. This prime frontage lot is ideally situated within walking distance of historic downtown Plano, making it an attractive site for commercial developments. The property benefits from significant traffic flow, making it perfect for retail. Its proximity to a vibrant array of restaurants, bars, and shops ensures a steady stream of potential customers. Additionally, the surrounding area is known for its historic charm and community events, making it a desirable location for businesses looking to thrive in a friendly environment. Don't miss this exceptional opportunity to establish your business in one of Plano's most sought-after locations!

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



PROPERTY HIGHLIGHTS

206 W. South St. Plano, IL

**HARD
CORNER**

**HIGH
VISIBILITY**

**IMMEDIATELY
AVAILABLE**

2023 Property Taxes APN: 01-27-127-002 / \$3,360.88

ZONED
B2

LOT SIZE
0.33
ACRES +/-

FRONTAGE ON
RT. 34

HIGHLY VISIBLE - SIGNALIZED INTERSECTION - IMMEDIATELY AVAILABLE

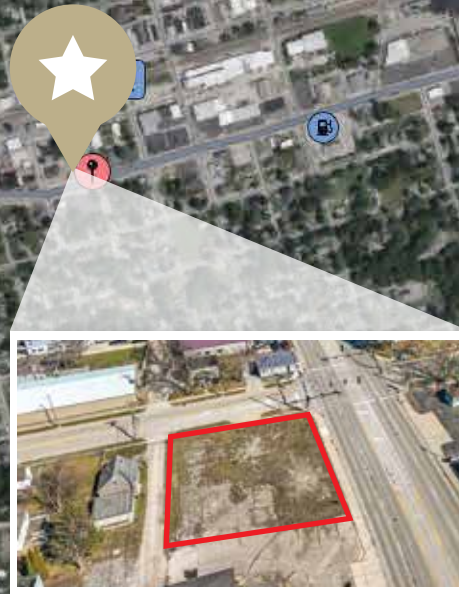
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PLANO ILLINOIS DEMOGRAPHICS

206 W. South St., Plano, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

2022 EST. POPULATION

12,472

MEDIAN PROPERTY VALUE

\$202,800

2018-2022 HOUSEHOLDS

3,829

TOTAL RETAIL SALES

\$4,745

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$88,018

2018 - 2022



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