

Retail Space for Lease

Highly visible retail space available at Little Rock Crossing, a neighborhood shopping center positioned along busy U.S. Route 34 in Plano, Illinois.

Little Rock Crossing



6500-6572 W Route 34 | Plano, IL 60545



Executive Summary



Available SF:	1,462
Rental Rate:	Based on Terms
Lease Type:	NNN
Lease Term:	Negotiable
Parking:	51
Parking Ratio:	2.22 per 1
Zoning:	B-4 Business District

Property Highlights

- Former vape shop with an open retail layout that may accommodate a variety of retail or service users
- Highly visible location along heavily traveled U.S. Route 34
- Positioned directly in front of Super Walmart and near other major retail traffic generators
- Approximately 12,000 vehicles per day, according to IDOT data
- Easy ingress and egress with convenient access from Route 34
- Ample on-site parking for customers and employees
- Building and monument signage opportunities available
- Strong visibility within an established neighborhood shopping center
- Suitable for retail, service, medical, or professional office users

Property Photos



Property Photos



Property Photos





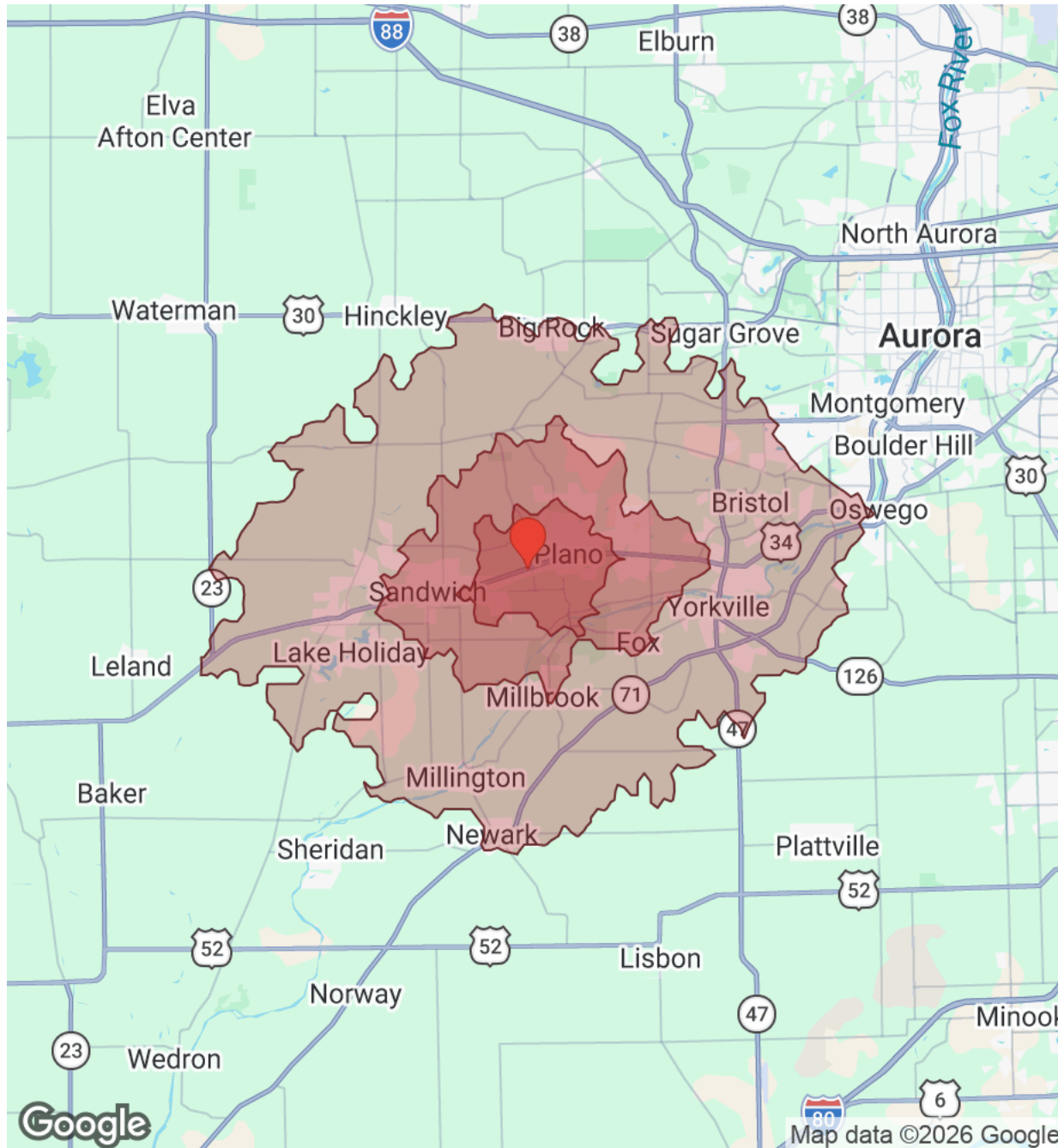


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Aerial Map



Demographics



Driving Time: 5 Mins 10 Mins 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	4,167	11,909	32,884
Female	4,158	11,796	32,481
Total Population	8,325	23,705	65,365

Race / Ethnicity	5 Mins	10 Mins	20 Mins
White	5,014	15,252	45,716
Black	387	1,396	3,883
Am In/AK Nat	2	7	26
Hawaiian	N/A	N/A	N/A
Hispanic	2,663	6,159	13,184
Asian	91	431	1,248
Multiracial	158	443	1,268
Other	8	17	39

Housing	5 Mins	10 Mins	20 Mins
Total Units	3,029	8,754	24,453
Occupied	2,956	8,433	23,593
Owner Occupied	1,992	6,145	18,633
Renter Occupied	964	2,288	4,960
Vacant	72	321	860

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	1,641	4,665	12,635
Ages 15 - 24	1,212	3,540	8,815
Ages 25 - 54	3,336	9,471	25,532
Ages 55 - 64	971	2,656	7,943
Ages 65+	1,166	3,373	10,441

Income	5 Mins	10 Mins	20 Mins
Median	\$84,206	\$90,134	\$105,196
Under \$15k	110	321	739
\$15k - \$25k	153	302	886
\$25k - \$35k	145	394	806
\$35k - \$50k	350	835	1,609
\$50k - \$75k	539	1,474	3,575
\$75k - \$100k	496	1,471	3,493
\$100k - \$150k	690	2,354	5,794
\$150k - \$200k	220	640	3,111
Over \$200k	255	642	3,581

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