

RETAIL FOR LEASE

Little Rock Crossing

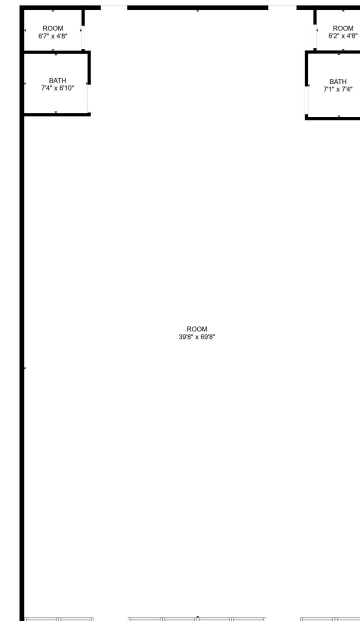
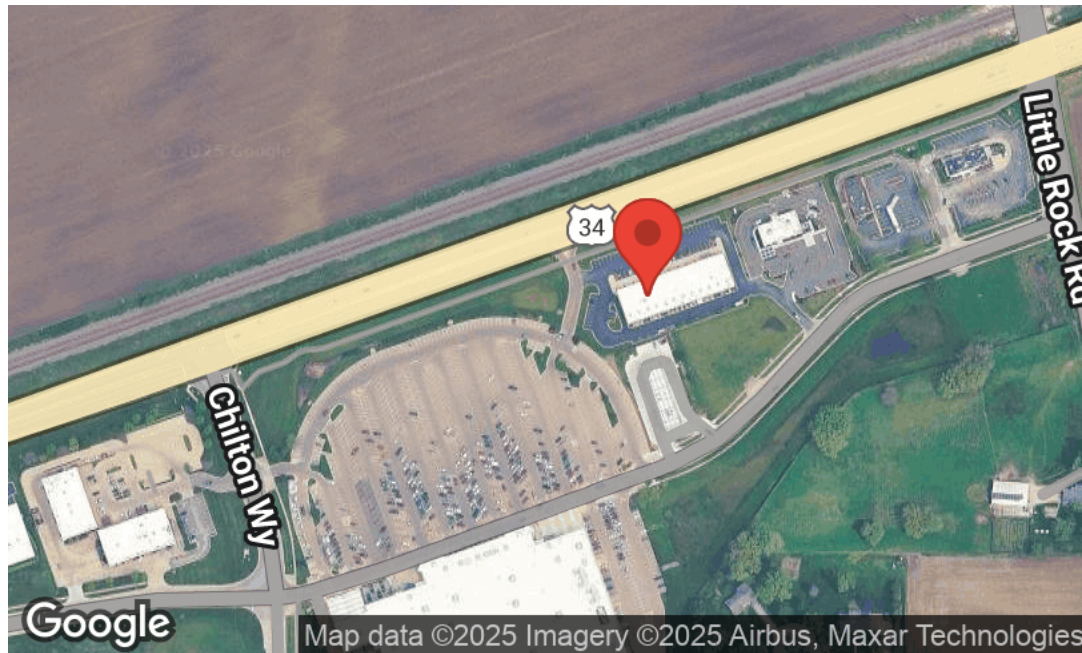
6500-6572 W Route 34, Plano, IL 60545

FOR LEASE



EXECUTIVE SUMMARY

Little Rock Crossing
6560 U.S. 34 | Plano, IL 60545



OFFERING SUMMARY

AVAILABLE SF:	2,924 SF
RENTAL RATE:	BASED ON TERMS
LEASE TYPE:	NNN
LEASE TERM:	NEGOTIABLE
PARKING:	51
PARKING RATIO:	2.22 Per 1000 SF

PROPERTY HIGHLIGHTS

- Prime Location: Situated directly in front of a Super Walmart, benefiting from high foot traffic.
- Space Previously Built Out for a gym – existing layout has a open floorplan.
- High Traffic Volume: Located on heavily traveled Route 34, with approximately 14,000 vehicles per day, according to IDOT data .
- Ease of Access: Easy ingress and egress to the property with ample customer parking.
- Signage Opportunities: Includes pylon and monument signage for enhanced visibility.

PROPERTY PHOTOS

Little Rock Crossing
6560 U.S. 34 | Plano, IL 60545



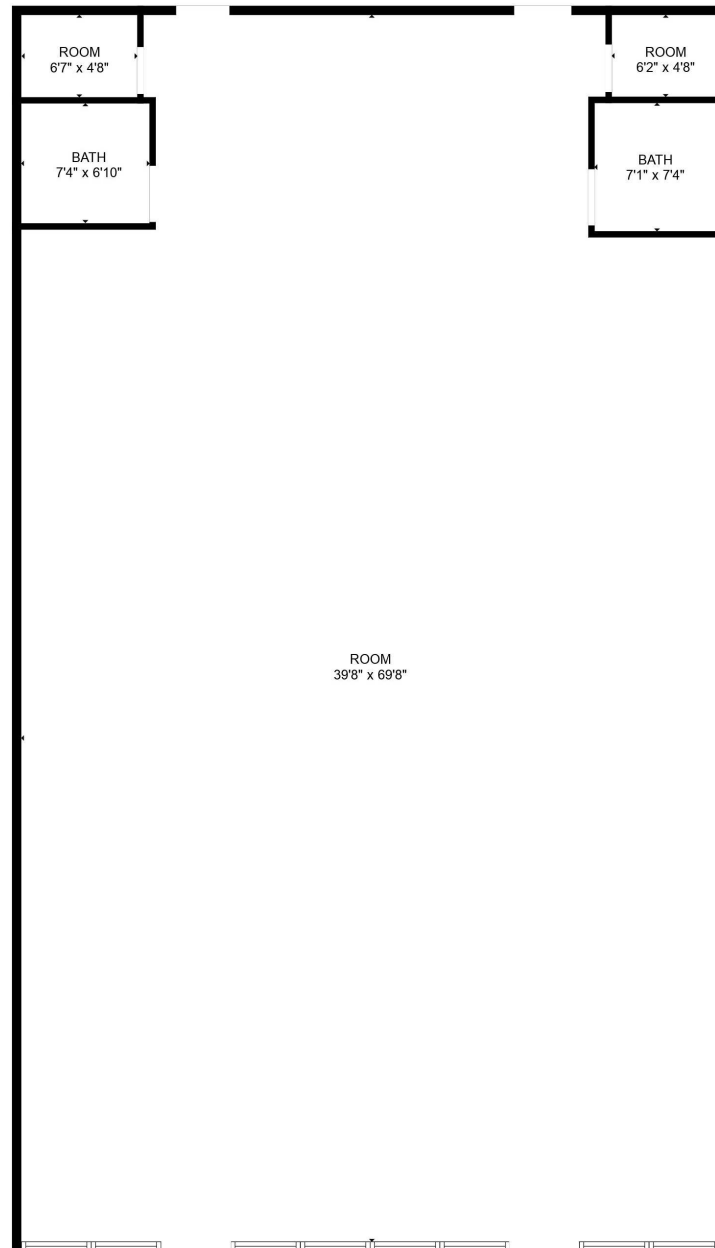
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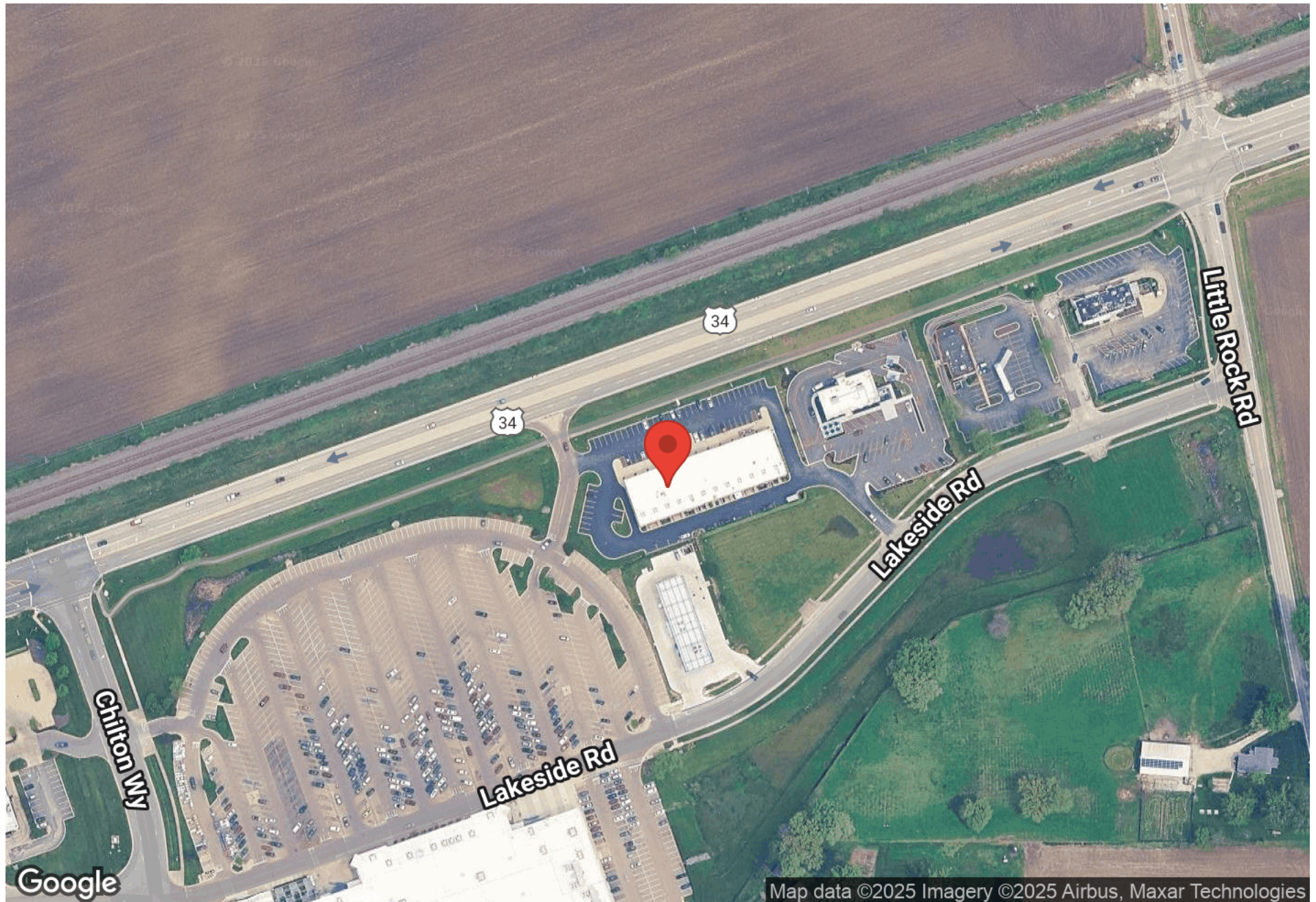
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AERIAL MAP

Little Rock Crossing
6560 U.S. 34 | Plano, IL 60545

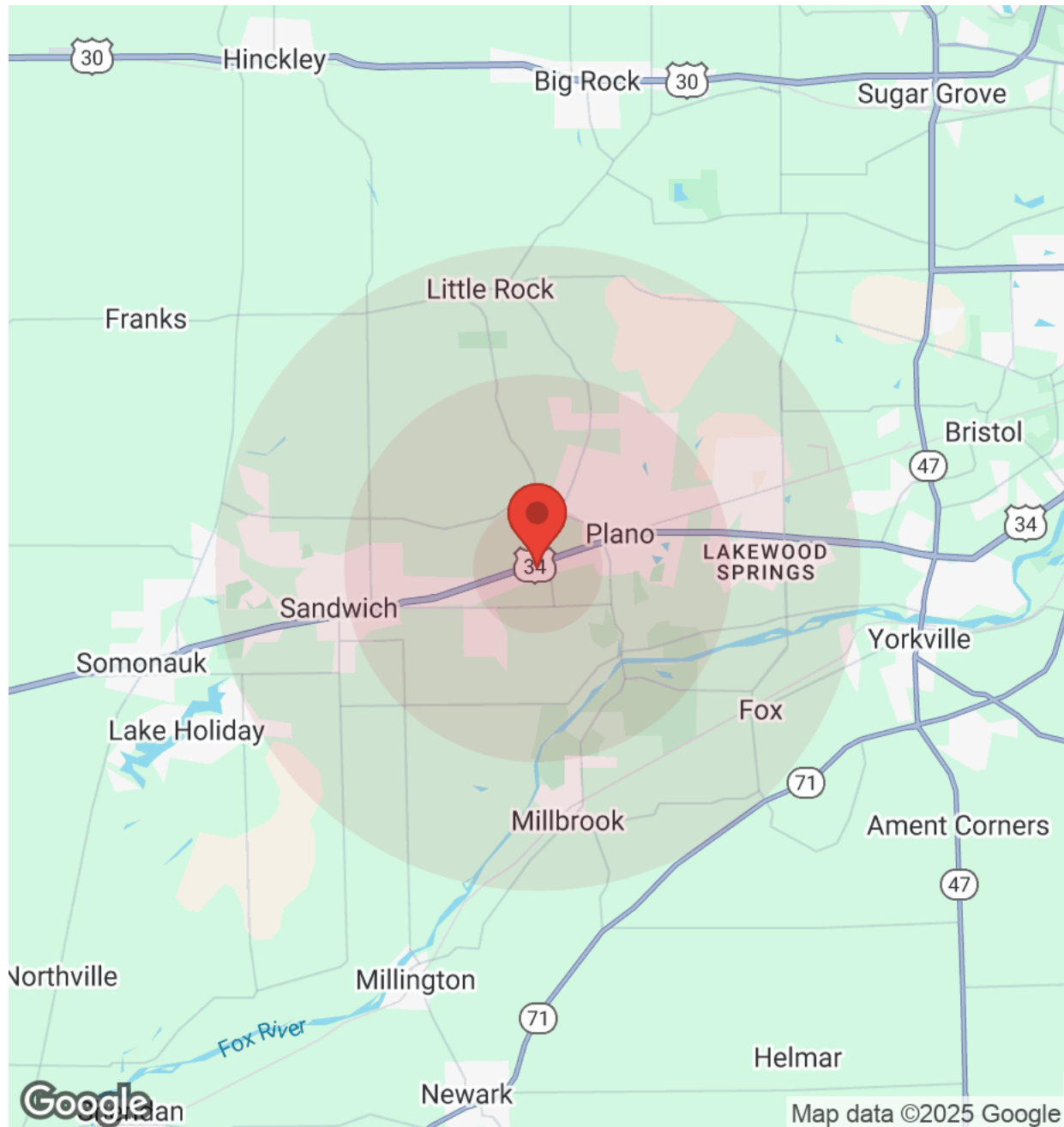


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DEMOGRAPHICS

Little Rock Crossing
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	10,179	14,209
Female	N/A	11,049	15,506
Total Population	N/A	21,228	29,715

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	5,500	7,304
Ages 15-24	N/A	3,125	4,302
Ages 25-54	N/A	7,104	10,130
Ages 55-64	N/A	2,489	3,607
Ages 65+	N/A	3,010	4,372

Race	1 Mile	3 Miles	5 Miles
White	N/A	17,504	25,815
Black	N/A	903	911
Am In/AK Nat	N/A	10	11
Hawaiian	N/A	8	8
Hispanic	N/A	5,255	5,584
Multi-Racial	N/A	5,360	5,646

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$52,374	\$59,279
< \$15,000	N/A	402	568
\$15,000-\$24,999	N/A	520	734
\$25,000-\$34,999	N/A	527	817
\$35,000-\$49,999	N/A	1,213	1,641
\$50,000-\$74,999	N/A	1,807	2,355
\$75,000-\$99,999	N/A	859	1,396
\$100,000-\$149,999	N/A	1,514	2,141
\$150,000-\$199,999	N/A	210	377
> \$200,000	N/A	146	212

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	7,888	11,024
Occupied	N/A	7,303	10,272
Owner Occupied	N/A	5,687	8,133
Renter Occupied	N/A	1,616	2,139
Vacant	N/A	585	752

DISCLAIMER

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