

OFFERING MEMORANDUM

308 E South Street | Plano, Illinois 60545

Commercial Office / Retail/Office Opportunity

Executive Summary

308 E South Street presents an outstanding opportunity for investors, entrepreneurs, and owner-users seeking a professional commercial space within the growing Kendall County market. Strategically positioned in the heart of Plano, Illinois, this versatile property offers a flexible layout, updated interior finishes, and strong long-term potential in one of the expanding outer suburban communities of the Chicago metropolitan area.

The property is ideal for a variety of commercial uses including professional office, boutique retail, consulting, salon/spa services, medical-related office, insurance, real estate, accounting, tax preparation, or other service-oriented businesses.

With a thoughtfully designed layout featuring a reception/common area, conference room, private office, and restroom, the property delivers a move-in-ready environment suitable for both owner-occupants and investors seeking an affordable commercial asset.

Property Overview

Property Address

308 E South Street
Plano, Illinois 60545

Property Type

Commercial Office / Mixed-Use

Investment Highlights

- Versatile commercial opportunity in growing Kendall County
- Ideal for owner-user or investor
- Reception/common area
- Private office space
- Conference room

- One bathroom
 - Updated interior finishes
 - Professional move-in-ready condition
 - Flexible floor plan suitable for multiple business concepts
 - Affordable entry point into commercial ownership
 - Excellent potential for future appreciation
 - Convenient access to surrounding communities and major transportation corridors
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Location Overview

Plano, Illinois continues to attract residents, entrepreneurs, and investors seeking affordability, accessibility, and long-term growth opportunities within the Chicago metropolitan area. Located in Kendall County, one of Illinois' fastest-growing counties, Plano offers a strong small-business environment supported by expanding residential growth and increasing local demand.

The property benefits from:

- Proximity to established residential neighborhoods
- Convenient access to Route 34 and Interstate 88
- Growing suburban expansion throughout Kendall County
- Strong community-oriented business environment
- Accessibility to Aurora, Yorkville, Oswego, and surrounding markets

The area continues to experience increased consumer demand as residential growth expands throughout the region.

Property Features

Interior Features

- Welcoming reception/common area
- Dedicated conference room
- Private office configuration
- Updated flooring and finishes
- Modernized interior presentation
- Functional business layout
- Professional atmosphere for clients and customers

Exterior Features

- Convenient accessibility
 - Established neighborhood setting
 - Commercial visibility within local corridor
 - Easy access for clients and visitors
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Potential Uses

This property may accommodate a variety of commercial and professional uses including:

- Professional office
- Insurance office
- Real estate office
- Tax/accounting office
- Consulting services
- Boutique business
- Salon/spa concept
- Therapy or counseling office
- Medical-related office
- Small business headquarters
- Service-based commercial operations

Buyers are encouraged to verify all permitted uses with the appropriate municipal authorities.

Investment Potential

The commercial market within Kendall County continues to benefit from population growth, suburban expansion, and increasing demand for local business services. Smaller commercial assets such as 308 E South Street provide investors and owner-users with an opportunity to establish a presence in a growing market at a more accessible price point than larger suburban commercial corridors.

The property's updated condition minimizes initial improvement costs and allows for immediate occupancy or tenant placement.

Potential investment advantages include:

- Long-term appreciation potential

- Strong owner-user appeal
 - Lower operating costs compared to larger metropolitan markets
 - Flexible commercial use potential
 - Demand from local service providers and entrepreneurs
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Area Highlights

Plano, Illinois

- Located in Kendall County
- Part of the expanding Chicago metropolitan influence area
- Strong residential growth trends
- Increasing small business demand
- Convenient suburban accessibility
- Community-focused local economy

Kendall County

- One of the fastest-growing counties in Illinois
 - Expanding residential development
 - Increasing consumer base
 - Continued infrastructure and economic development
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Broker Information

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Disclaimer

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Prospective buyers are encouraged to conduct their own independent investigations and due diligence regarding the property, zoning, permitted uses, financial information, and all other material matters.