

RETAIL FOR LEASE

LITTLE ROCK CROSSING

SHOPPING CENTER



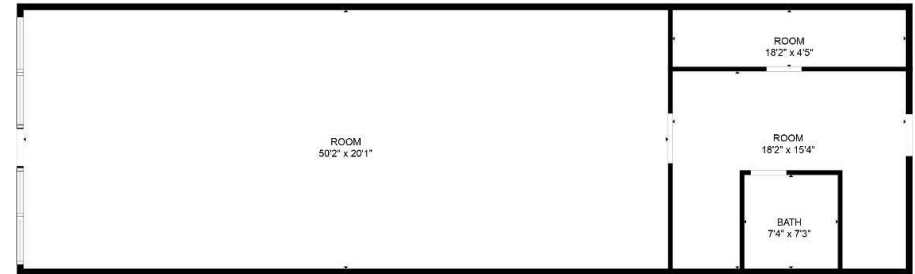
6554 W Route 34, Plano, IL

RETAIL FOR LEASE



EXECUTIVE SUMMARY

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



OFFERING SUMMARY

AVAILABLE SF:	1462 SF
RENTAL RATE:	BASED ON TERMS
LEASE TYPE:	NNN
LEASE TERM:	NEGOTIABLE
PARKING:	51
PARKING RATIO:	2.22 Per 1000 SF
ZONING:	B-5 RETAIL

PROPERTY HIGHLIGHTS

- Located in Little Rock Crossing Shopping Center, a well established retail destination along the US Route 34 corridor
- Last remaining space available in the center — approximately 90% occupied with national and established tenants
- Prime retail positioning directly in front of Super Walmart, generating strong daily consumer traffic and regional draw
- Excellent visibility along heavily traveled Route 34 with approximately 12,000 vehicles per day (IDOT)
- Established retail trade area with national anchor presence driving repeat customer visits
- Suite previously built out for retail use, offering functional layout that may benefit similar users and reduce build-out costs
- Easy ingress and egress with convenient access from Route 34 and ample on-site customer parking
- Prominent signage opportunities including pylon and monument signage for maximum brand visibility
- Serves Plano and surrounding growing communities with limited competing retail nodes nearby

PROPERTY PHOTOS

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



SERGIO LOPEZ
(630) 776-9082
ERTcommercial@gmail.com



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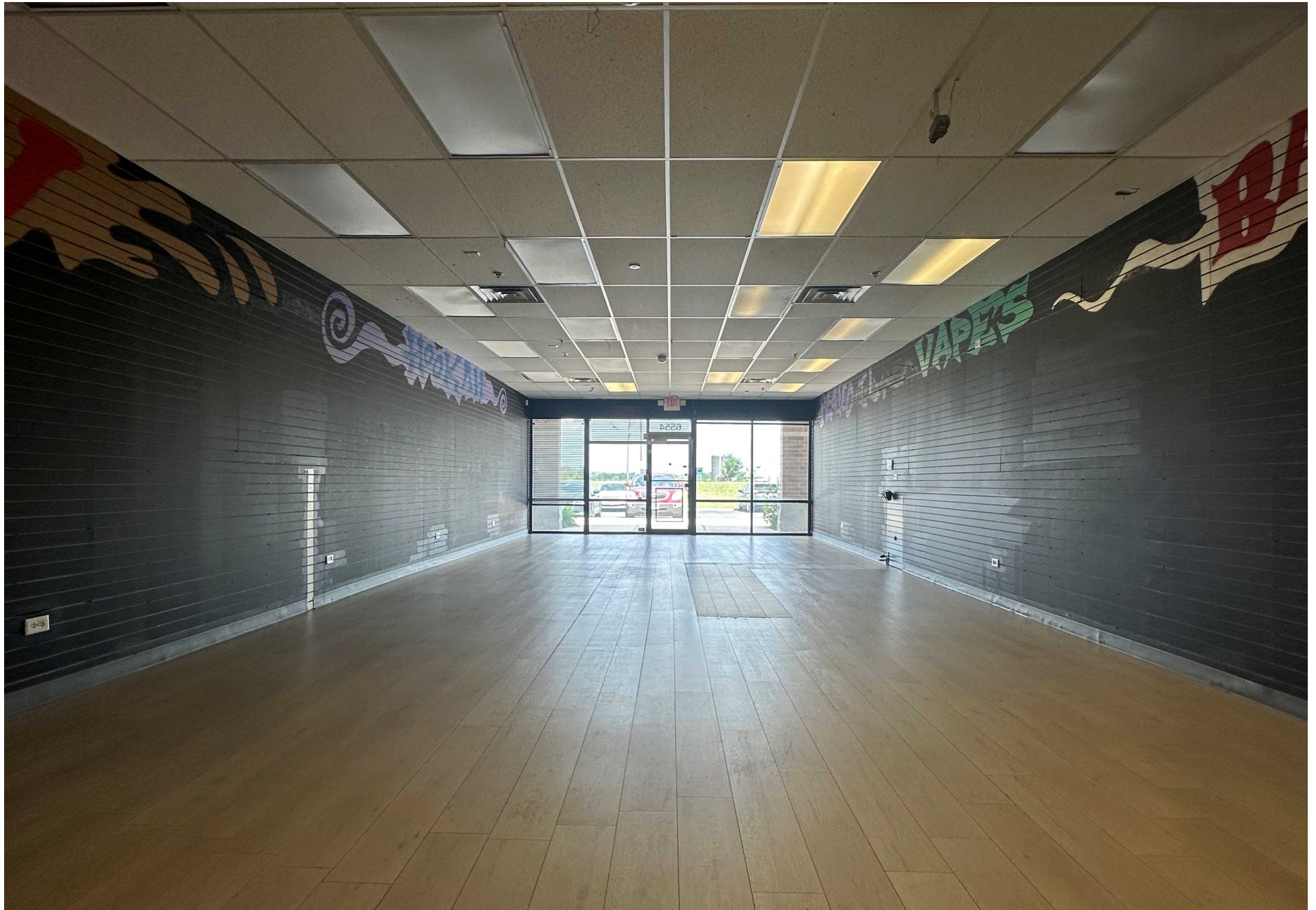


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BUSINESS MAP

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FAMILY DOLLAR Family Dollar

Plano Molding Company

Plano

Verizon

Great Clips

O'Reilly AUTO PARTS

DUNKIN' Dunkin'

ALDI

AutoZone AUTO PARTS

RURAL KING Rural King

BURGER KING Burger King

Domino's Pizza

Culver's

Baba's Famous Steak & Lemonade

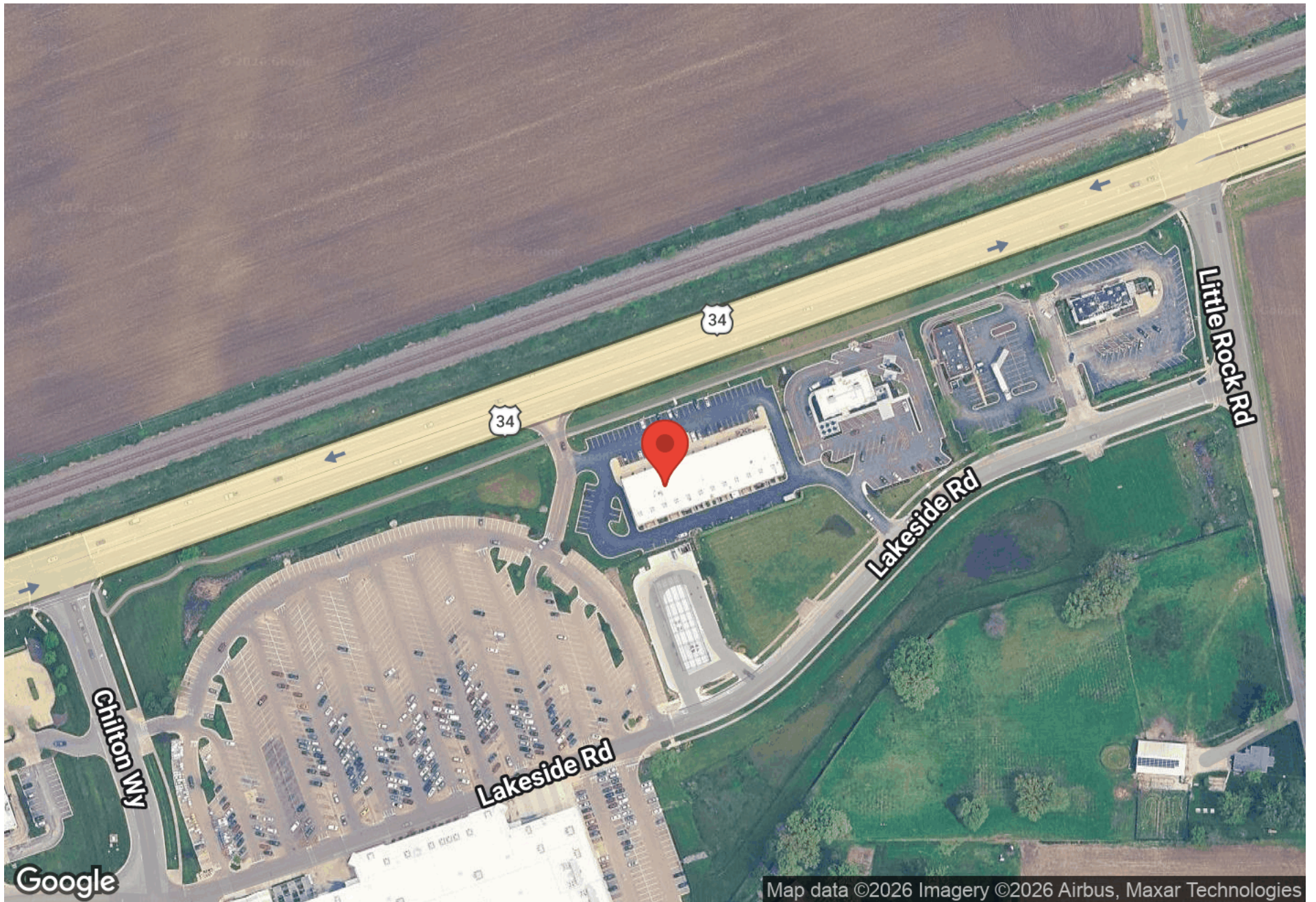
Old Second National Bank

Walmart Supercenter

DG BENEFITS Dollar General

AERIAL MAP

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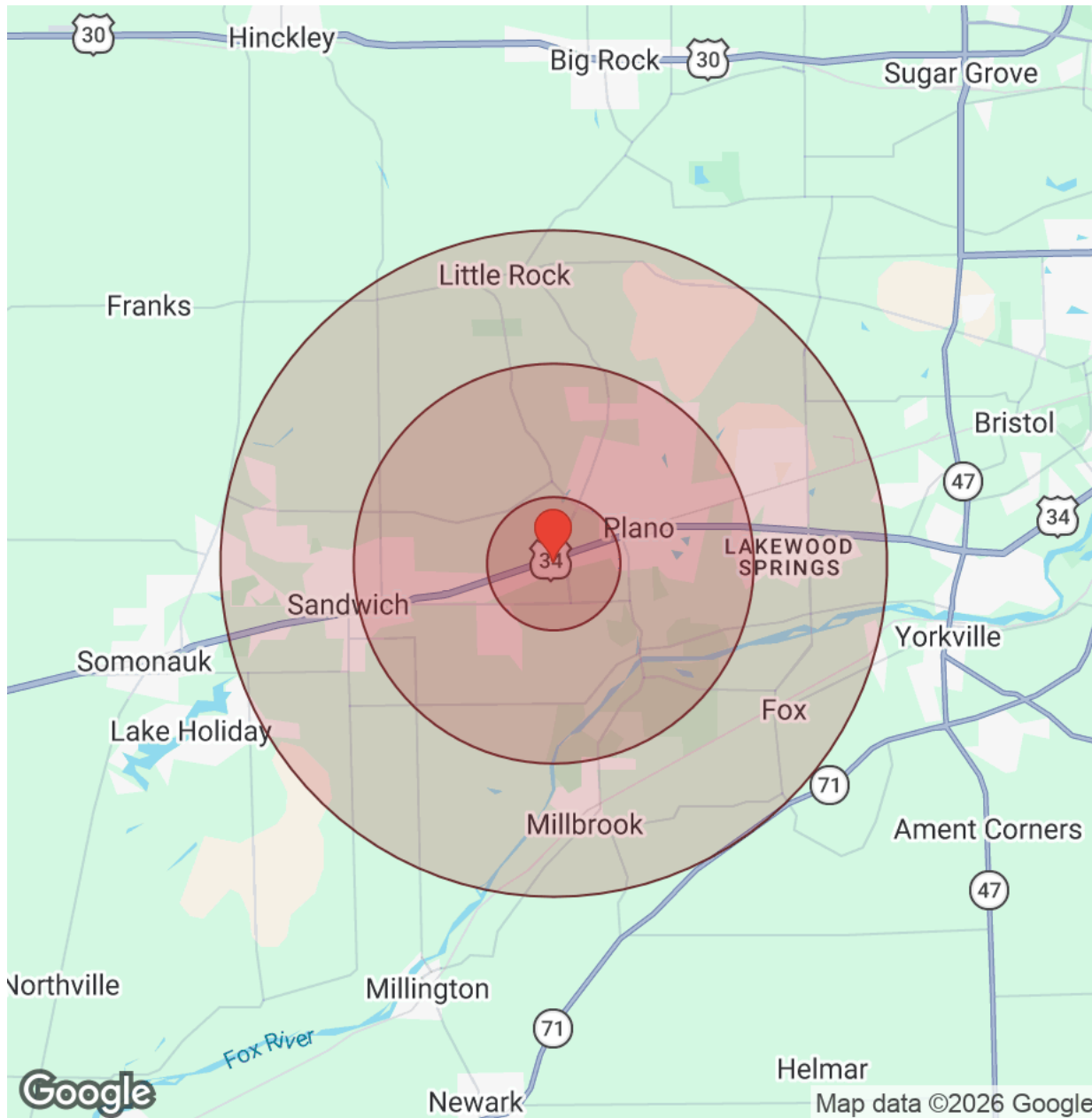


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DEMOGRAPHICS

Little Rock Crossing
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	463	6,727	13,399
Female	424	6,779	13,264
Total Population	887	13,506	26,664

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	500	8,472	17,457
Black	46	705	1,517
Am In/AK Nat	N/A	4	8
Hawaiian	N/A	N/A	N/A
Hispanic	312	3,874	6,690
Asian	12	188	467
Multiracial	16	253	509
Other	1	9	16

Housing	1 Mile	3 Miles	5 Miles
Total Units	313	4,932	9,880
Occupied	306	4,756	9,498
Owner Occupied	183	3,392	7,122
Renter Occupied	123	1,364	2,376
Vacant	6	176	382

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	173	2,640	5,162
Ages 15 - 24	132	1,995	3,892
Ages 25 - 54	379	5,424	10,526
Ages 55 - 64	85	1,566	3,074
Ages 65+	118	1,883	4,010

Income	1 Mile	3 Miles	5 Miles
Median	\$73,699	\$85,910	\$86,998
Under \$15k	41	297	434
\$15k - \$25k	7	178	332
\$25k - \$35k	9	198	460
\$35k - \$50k	39	383	791
\$50k - \$75k	60	1,017	2,046
\$75k - \$100k	60	699	1,431
\$100k - \$150k	27	1,054	2,269
\$150k - \$200k	22	535	892
Over \$200k	42	395	844

DISCLAIMER

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