

# La Petite Academy

2345 Illinois Route 59 | Plainfield, Illinois 60586



## OFFERED EXCLUSIVELY BY

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Subject Property



Click here for more information & to download the full Offering Memorandum

## IN ASSOCIATION WITH

### Tom Fritz

Illinois Broker

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**\$3,209,637**

Offering Price



**6.35%**

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant childcare facility located in Plainfield, Illinois.

The Property consists of 1.03 acres and a one-story, 9,960-SF childcare facility built in 1999. Located near the intersection of IL-59 and Caton Farm Road, with more than 54,000 vehicles per day, the Property is conveniently positioned between several large suburban neighborhoods and employers. Will County is the fourth most populous county in Illinois and Plainfield is the sixth fastest-growing community in Illinois, according to the 2020 Census. Additionally, Plainfield has the highest median household income in the state for population centers of more than 40,000.