

New Retail Development – Build-to-Suit For Lease Mitchell Crossing Lot 2

**101 APARTMENTS
CONSTRUCTION TO BEGIN
SPRING OF 2026**

LOT 2

LOT 1

New Retail Development

12950 Walter Payton Memorial Highway, Plano, IL

KW COMMERCIAL



Executive Summary



Price / SF:	\$20 PSF - Based on terms
Lease Type:	NNN
Zoning:	B-5 Service Business District
Building SF:	Up to 50,000 SF
Minimum Rentable SF:	10,000 SF
Available SF:	Up to 50,000 SF
Lot Size:	2.60 Acres
Signage:	Monument
Daily Traffic Counts:	17,300

Property Highlights

- Strategic Build-to-Suit Opportunity – Interior development parcel located just off the signalized intersection of US Route 34 and Mitchell Drive, offering convenient access while benefiting from nearby retail and residential activity.
- Ideal for Large-Format or Institutional Uses – Site is well suited for a sports complex, grocery store, medical office, outpatient facility, or hospital use, with ample land area to support parking, circulation, and building scale requirements.
- Sales Tax Incentive Available – Property qualifies for a sales tax incentive, creating a compelling financial advantage for developers and owner-users. Details available upon request.
- Strong Traffic Generators Nearby – Proximity to Route 34, with daily traffic counts increasing year-over-year by approximately 2,000 vehicles per day, supports consistent exposure and accessibility.
- Significant Residential Growth On-Site – Planned construction of 101 apartments beginning spring 2026 provides a growing customer and employee base directly adjacent to the site.
- Established Commercial Corridor – Surrounded by strong local businesses and regional services, reinforcing long-term demand for medical, recreational, and daily-needs uses.
- Efficient Access Without Retail Congestion – Interior positioning allows for controlled ingress/egress, ideal for medical, grocery, and recreational uses that benefit from safer circulation and larger parking fields.
- Development-Ready Site – Utilities available with a clear path to construction, reducing entitlement risk and allowing for a streamlined development timeline.

Property Photos



Property Photos



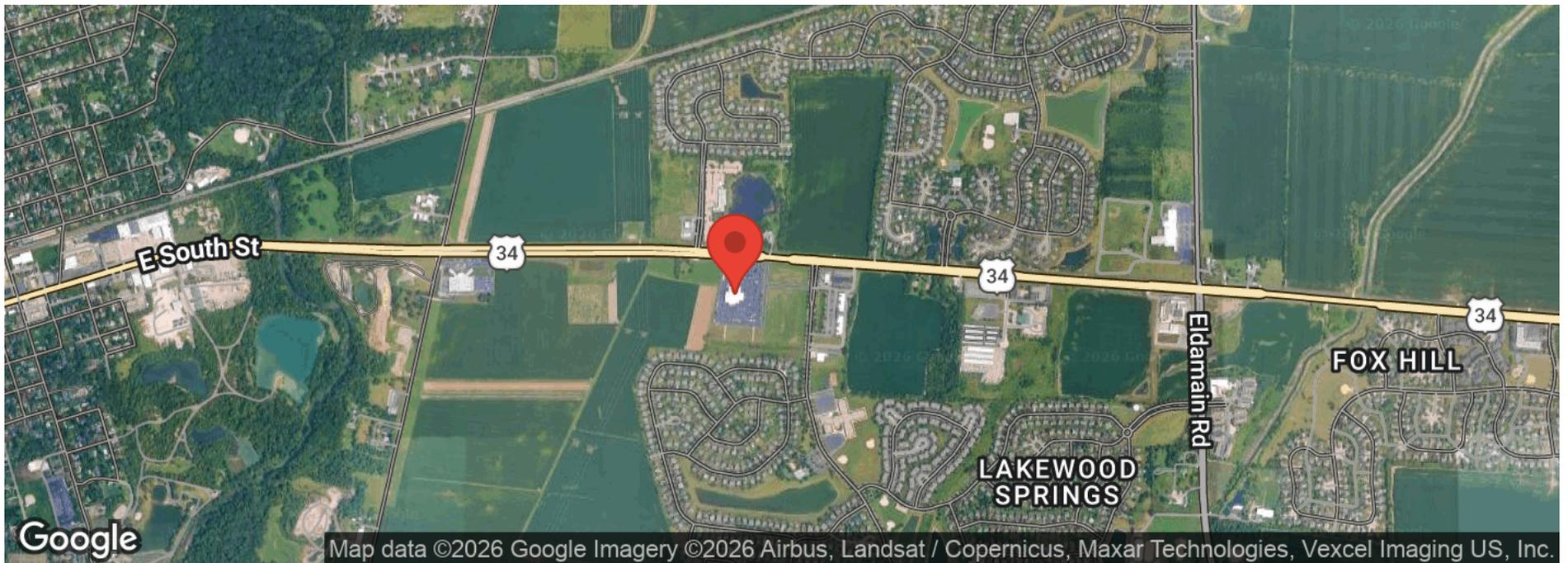
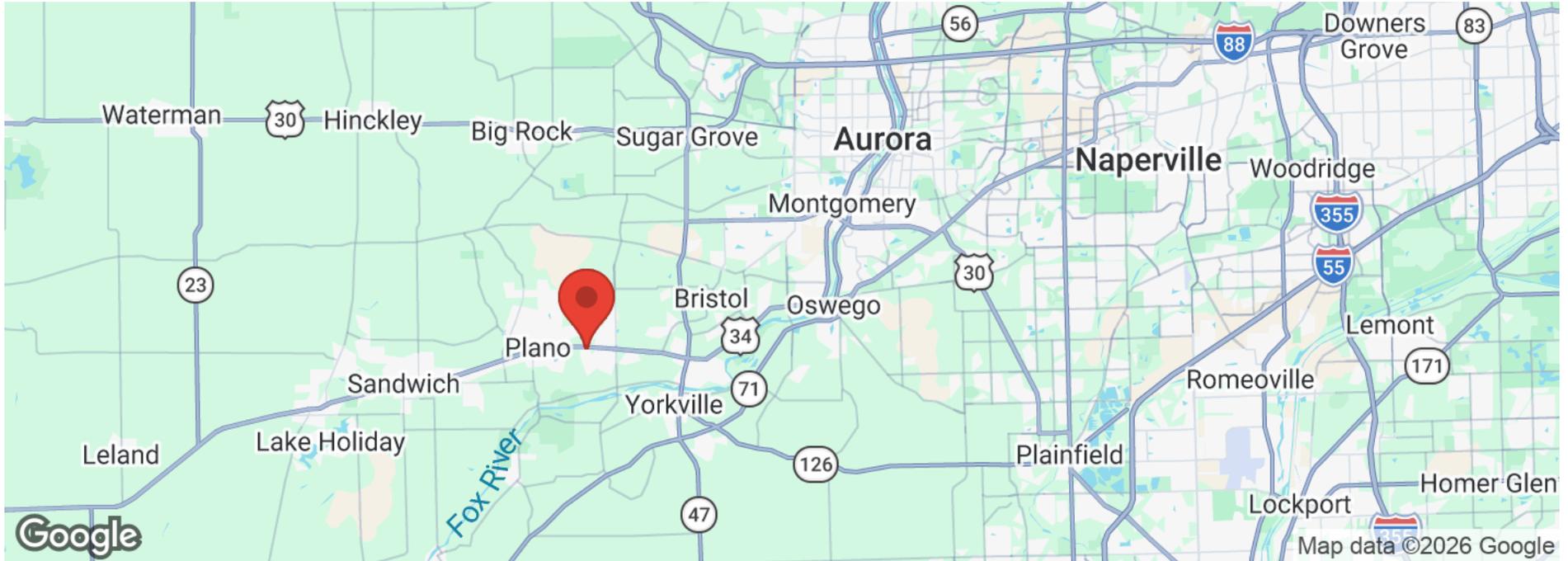
Property Photos



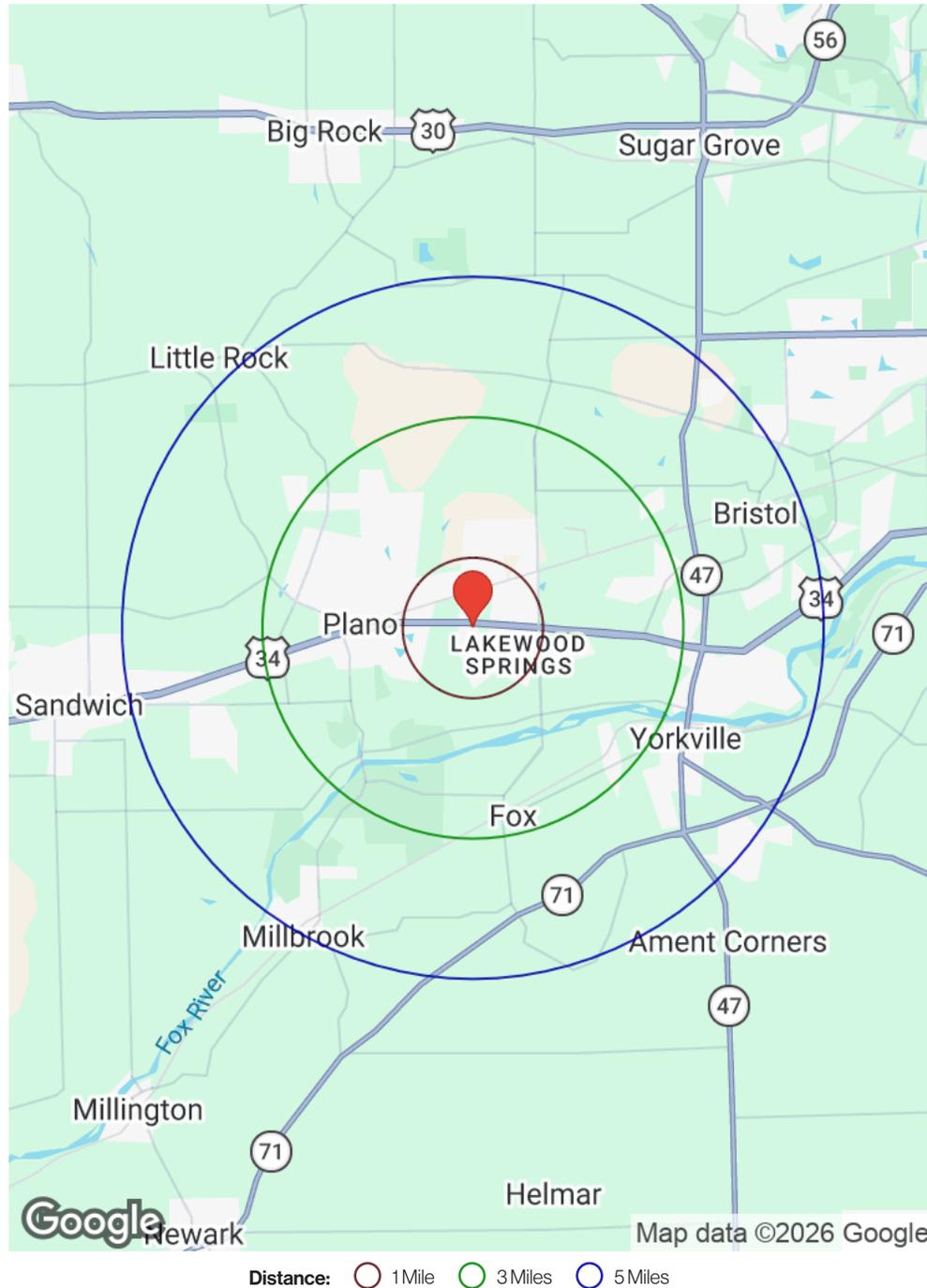
Business Map



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,926	9,961	19,312
	Female	3,038	9,905	19,394
	Total Population	5,965	19,866	38,706
Race / Ethnicity	White	3,098	11,846	24,791
	Black	701	1,556	2,946
	Am In/AK Nat	2	6	12
	Hawaiian	N/A	N/A	N/A
	Hispanic	1,850	5,654	9,301
	Asian	200	403	855
	Multiracial	110	389	770
	Other	4	14	27
Housing	Total Units	1,974	6,885	13,748
	Occupied	1,944	6,770	13,510
	Owner Occupied	1,516	5,091	10,411
	Renter Occupied	428	1,679	3,099
	Vacant	30	115	237
Age	Ages 0 - 14	1,320	4,076	7,765
	Ages 15 - 24	899	2,805	5,215
	Ages 25 - 54	2,728	8,385	15,834
	Ages 55 - 64	527	2,088	4,420
	Ages 65+	493	2,511	5,474
Income	Median	\$93,445	\$99,595	\$105,234
	Under \$15k	17	195	290
	\$15k - \$25k	37	247	534
	\$25k - \$35k	109	241	418
	\$35k - \$50k	85	503	847
	\$50k - \$75k	512	1,362	2,563
	\$75k - \$100k	287	851	1,691
	\$100k - \$150k	617	1,853	3,284
	\$150k - \$200k	86	678	1,724
Over \$200k	194	840	2,159	

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