

FOR SALE | RETAIL INVESTMENT OPPORTUNITY

Little Rock Crossing

6500–6572 W. Route 34, Plano, Illinois 60545 • Kendall County

ASKING PRICE

\$3,800,000



17,585 SF

TOTAL GLA

91.7%

LEASED

6.96%

IN-PLACE CAP RATE

\$216 / SF

PRICE PER SF

2005

YEAR BUILT

Little Rock Crossing is a 17,585-square-foot multi-tenant retail strip center on 1.79 acres along W. Route 34 in Plano, Illinois, directly across from a Walmart Supercenter and its adjacent fuel station. The center is 91.7% leased to a diversified mix of national, regional, and local tenants, with one 1,462-square-foot suite available for lease. Ownership is offering the fee-simple interest at \$3,800,000, reflecting a 6.96% cap rate on current in-place income — with clear upside as the remaining vacancy leases up.

Investment Highlights

Shadow-Anchored by Walmart

Directly across Route 34 from a Walmart Supercenter and Murphy USA fuel station, driving consistent daily traffic.

Stable, In-Place Income

91.7% leased at close, with a defensible in-place NOI and a clean path to full stabilization.

Diversified Tenant Mix

Restaurant, personal care, telecom, entertainment, and specialty retail reduce reliance on any single trade category.

Staggered Lease Rollover

Weighted average lease term of approximately 4.1 years, with expirations spread from 2027 through 2033.

Built-In Rent Growth

The large majority of leases carry contractual rent escalations and renewal options already in place.

Lease-Up Upside

One available suite offers a straightforward path to increase NOI without re-tenanting the existing rent roll.

Little Rock Crossing

Property Details

Address	6500–6572 W. Route 34, Plano, IL
County	Kendall County
Year Built	2005
Total GLA	17,585 SF
Site Size	±1.79 Acres
Route 34 Frontage	±200 Feet
Parking	51 Spaces (±2.9 / 1,000 SF)
Construction	Brick & cast stone, flat membrane roof
Occupancy	91.7% Leased

Investment Summary

Asking Price	\$3,800,000
Price Per SF	\$216.09
In-Place NOI	\$264,614
In-Place Cap Rate	6.96%
Pro Forma Cap Rate (upside)	7.77%

A full financial package, including the detailed rent roll and lease abstracts, is available to qualified buyers upon execution of a Confidentiality Agreement.

Suite Mix

MajorLuv Southern Delights 2,997 SF	Rewell / Foot Massage 1,462 SF	Duchess Cannabis 2,924 SF	Lee Nails 1,423 SF	Great Clips 1,423 SF	Verizon 1,435 SF	AVAILABLE 1,462 SF	EZ Pet Grooming 1,462 SF	JuSt Jackpots 1,462 SF	Hinckley Coffee House 1,535 SF
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Diagram is illustrative, sized approximately by suite square footage.

137,000+

Kendall County population (2024)

+152%

County population growth since 2000

27,000+

Population, 10-min. drive time

~\$86K

Avg. household income, 10-min. drive

