

322 S Plaza Drive

CHILLICOTHE, IL 61523



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 322 S PLAZA DRIVE

ASKING RATE: \$10.00/SF



EXECUTIVE SUMMARY

Position your retail or restaurant concept for success in this prominent 6,000 square foot space. Situated at the south business entrance just off IL Route 29, this property benefits from high daily traffic counts and excellent visibility. The building features an attractive colonnade front, a covered walkway, and expansive glass retail windows designed to attract customers. The space is offered at a competitive lease rate of \$10.00/SF plus \$3.20/SF NNN. The available middle unit was previously a Monical's Pizza. The property offers excellent access, bright outdoor lighting, plenty of customer parking, and a rear service road for seamless deliveries. Operating in this corridor surrounds you with top-tier national anchors like Kroger and CVS, alongside local staples like Grecian Gardens. Bring your vision and your offer. The owner is motivated and willing to work with the right tenant on build-out allowances or space improvements to ensure your business thrives.



6,000
AVAILABLE SF



NET
LEASE TYPE



OFFICE
PROPERTY
TYPE



COMMERCIAL
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	322 S Plaza Dr
CITY / STATE / ZIP	Chillicothe, IL 61523
PARCEL ID(s)	05-29-403-011
PROPERTY TYPE	Office
ZONING	Commercial
TOTAL LOT ACRES	0.70
TOTAL BLDG SF	11,835
AVAILABLE SF	6,000



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INTERIOR PICTURES



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Each office is independently owned and operated.
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