



LEASE

North State Shopping Center Units for Lease

1100-1119 N STATE STREET

Belvidere, IL 61008

PRESENTED BY:

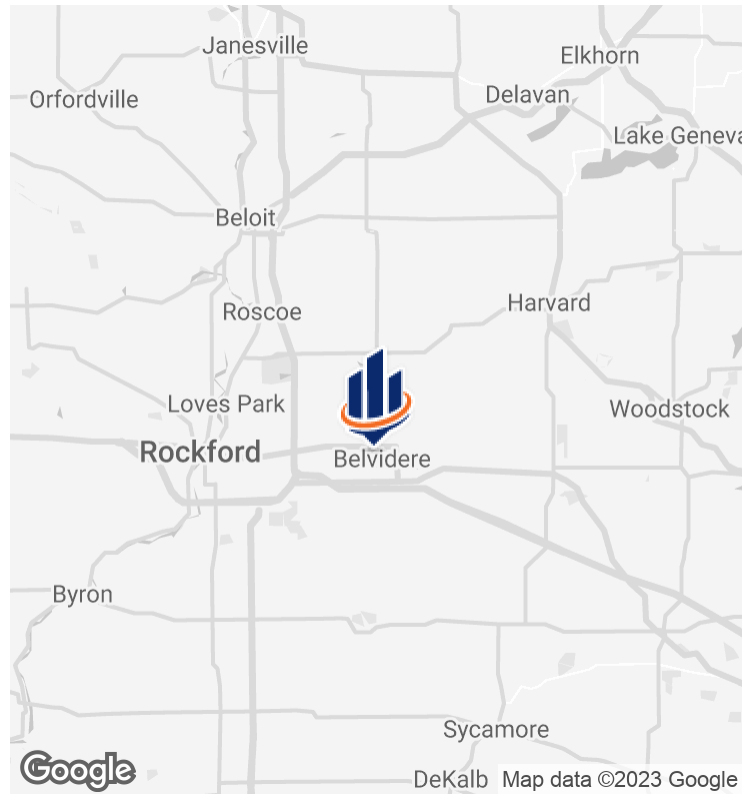
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN) \$2.75/SF NNN
BUILDING SIZE:	27,640 SF
AVAILABLE SF:	1,400 - 6,300 SF
LOT SIZE:	1.83 Acres
YEAR BUILT:	1957
RENOVATED:	2023
ZONING:	B-2
SUBMARKET:	Upper Northwest
APN:	05-26-203-001

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present North State Shopping Center, a 27,640 SF multi-tenant retail center located at 1100-1119 North State Street in Belvidere, Illinois. ±1,400 to 6,300 SF units available for lease. Join Family Dollar, DeJuan Mexican Restaurant, 1-Stop Liquor Shop, Sure Staff, and others.

PROPERTY HIGHLIGHTS

- ±1,400 SF to 6,300 SF Units Available
- Retail Strip Center at 2 signalized intersections
- High Visibility | Plenty of Parking
- New Renovation to begin in 2023

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LEASE SPACES

	1115-17	1113	1109-11	1107	1105	1103	1101
1119							

KEY		
1119	Annie's Slots & Video Gaming	1,400 SF
1115-17	Family Dollar	9,500 SF
1113	Vape and Smoke Shop	1,400 SF
1109-11	VACANT	2,800 SF
1107	Sure Staff Inc	2,100 SF
1105	1-Stop Shop	2,100 SF
1103	VACANT	6,300 SF
1101	DeJuan Mexican Restaurant	2,100 SF

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,400 - 6,300 SF	LEASE RATE:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1103	Available	6,300 SF	NNN	\$10.00 SF/yr	±6,300 SF Retail Unit Open Concept High Visibility Drive-in Door Plenty of Parking Monumental and Facade Signage Planned renovations in 2023
1109-1111	Available	1,400 - 2,800 SF	NNN	\$10.00 SF/yr	±1,400 to 2,800 SF Retail Unit Open Concept High Visibility Divisible Plenty of Parking Monumental and Facade Signage Planned renovations in 2023

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UNIT 1103



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UNIT 1109-1111



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EXTERIOR RENDERING



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AERIAL PHOTO



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AREA RETAILERS



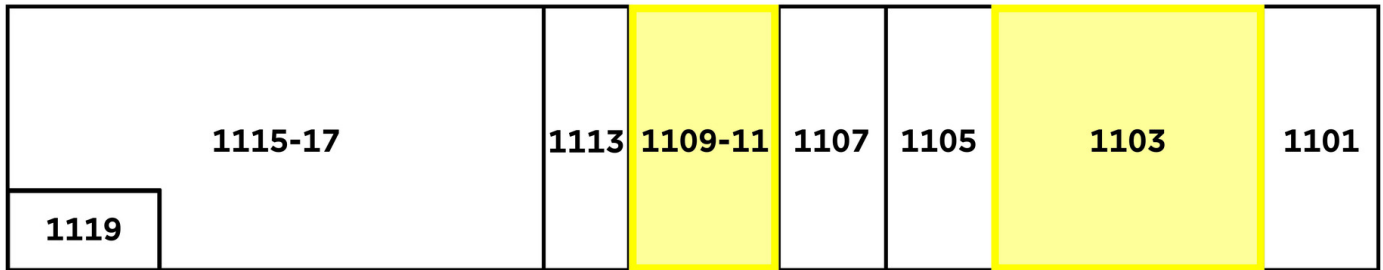
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SITE PLAN



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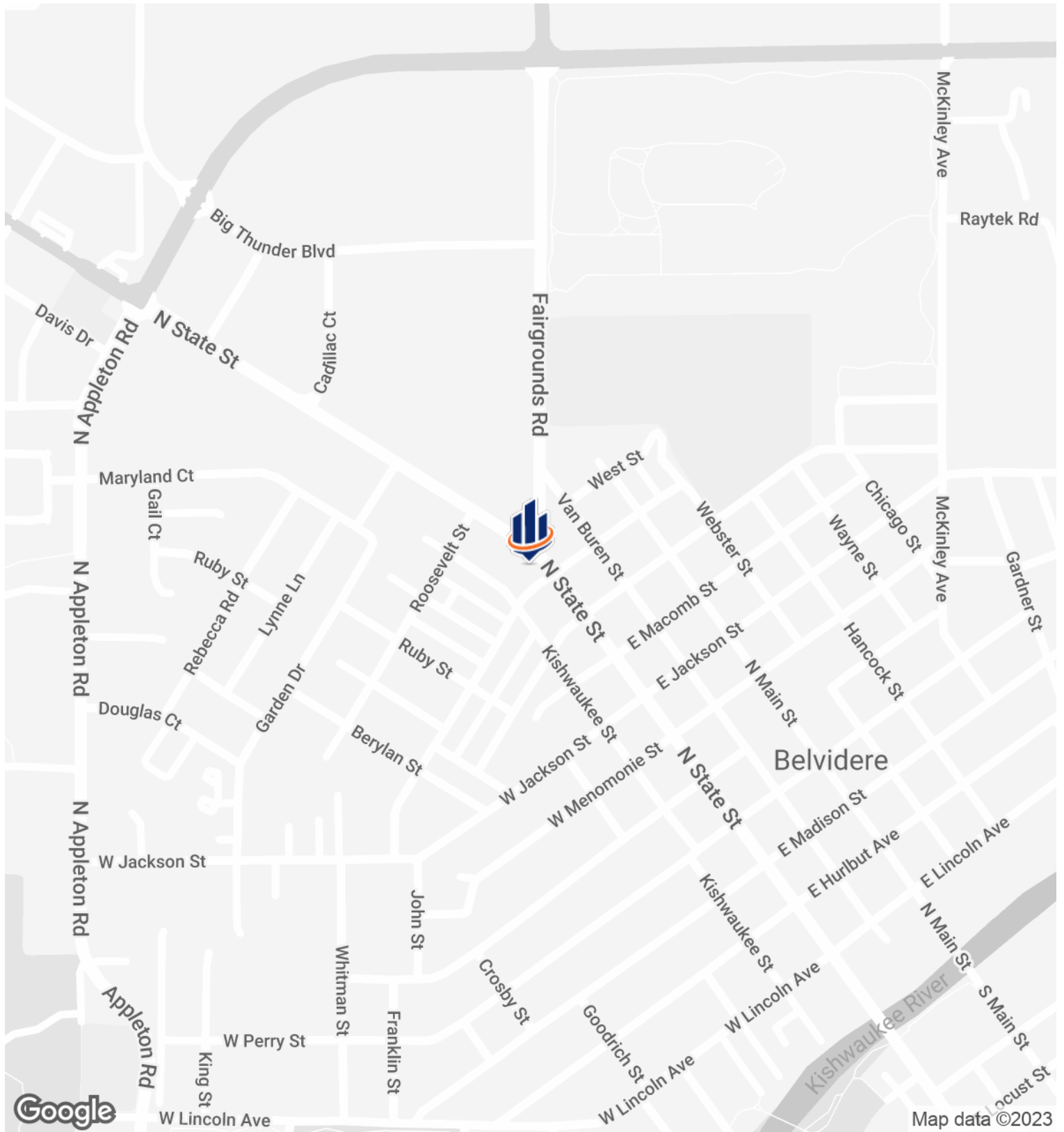
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LOCATION MAP



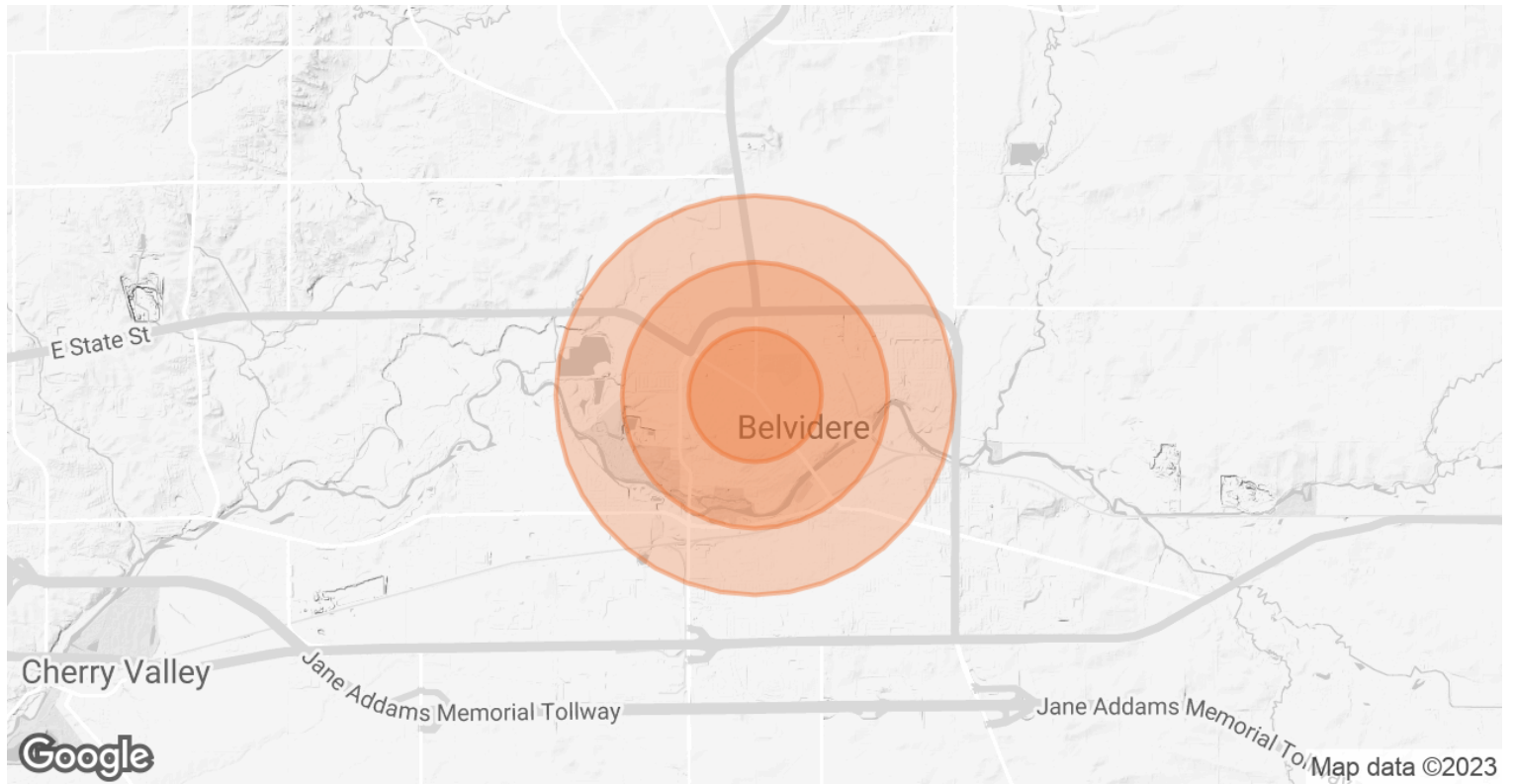
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	3,288	7,591	13,793
AVERAGE AGE	36.0	35.9	37.5
AVERAGE AGE (MALE)	45.2	40.8	38.7
AVERAGE AGE (FEMALE)	28.1	31.5	36.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,211	2,887	5,280
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$54,439	\$50,386	\$54,969
AVERAGE HOUSE VALUE	\$123,908	\$119,203	\$124,717

* Demographic data derived from 2020 ACS - US Census

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