

FOR SALE

LOGAN SQUARE LAND SITES BELVIDERE, IL



SITE FEATURES

- + Retail/Commercial Development Opportunity!
- + Land sites range from 0.99 - 3 acres
- + Situated on Logan Ave., just east of Belvidere Rd. (Business 20)
- + Nearby retailers and businesses include Blain's Farm & Fleet, Walmart, Applebees, Subway, Starbucks, Aaron's, Midland States Bank, Verizon and OSF Healthcare
- + Surrounded by residential neighborhoods and other commercial uses
- + Low Boone County taxes
- + Sales Price: \$8.50/SF - \$13.50/SF

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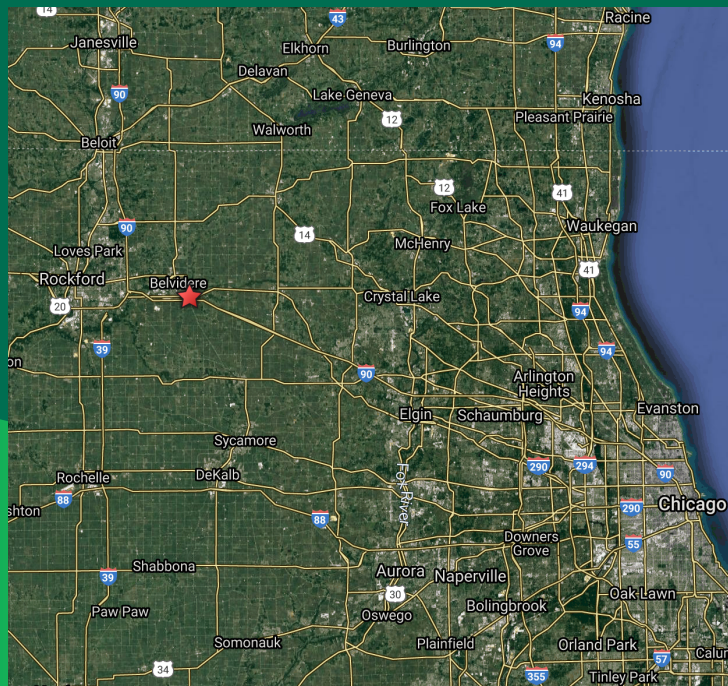


SITES



ADDRESSES	ACRES	ZONING	PIN
#1 - 1905 Logan Ave.	1.00 Acres	Belvidere PB	06-31-151-004
#2- 2083 Logan Ave.	1.00 Acres	Belvidere PB	06-31-151-006
#3- 2131 Logan Ave.	1.00 Acres	Belvidere PB	06-31-151-007
#4 - 2201 Logan Ave.	0.99 Acres	Belvidere PB	06-31-177-001
#5 - 2261 Logan Ave.	1.00 Acres	Belvidere PB	06-31-177-002
#6- 2309 Logan Ave.	1.00 Acres	Belvidere PB	06-31-177-003

TRAFFIC COUNTS	VEHICLES PER DAY
BELVIDERE RD.	12,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,608	4,727	10,669
HOUSEHOLDS	647	1,737	3,985
AVERAGE HOUSEHOLD INCOME	\$90,824	\$97,557	\$84,964
DAYTIME POPULATION	1,843	3,503	7,914

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