

ANCHOR POSITION, IN-LINE RETAIL &  
REDEVELOPMENT PADS AVAILABLE

# SOUTHTOWNE CENTER

HIGHWAY 20 & PEARL STREET | BELVIDERE, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018  
773.355.3000 (main) | [www.lee-associates.com](http://www.lee-associates.com)

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# PROPERTY HIGHLIGHTS



Southtowne Center is a ±99,576 SF shopping center built on 12.5 acres



48,300 SF anchor position ideal for a qualified grocer  
18,564 SF pad available for redevelopment  
In-line retail spaces available: 1,168 SF & 54,885 SF



Area tenants include Applebee's, Burger King, Dollar Tree, Fiesta Market, McDonald's, RP Lumber, Walgreens and Walmart Supercenter



Located 1 mile from the Stellantis Automobiles assembly plant with 3,700 employees



Located in The Enterprise Zone (*Click to view more*)



Highway 20: 18,300 VPD  
Pearl Street: 6,200 VPD  
Interstate 90: 47,700 VPD

# PHOTOS + TENANT PROFILES



## ABRACADABRA NAILS

Local nail salon.



## ACCOUNTING

Local Belvidere accountant.



## ANYTIME FITNESS | [www.anytimefitness.com](http://www.anytimefitness.com)

Franchise of 24-hour health and fitness clubs that is headquartered in Woodbury, MN. The company operates over 4,000 franchises in 50 countries. The gym facilities are open 24/7/365.



## BACKSTOP BAR & GRILL

Since 1982, Backstop Bar and Grill has been one of Belvidere's premiere establishments for sporting events and live music.



## BAR / DELI / VIDEO GAMING

Local Belvidere entertainment & food restaurant.



BMO

## BMO HARRIS BANK | [www.bmoharris.com](http://www.bmoharris.com)

BMO Harris Bank provides a broad range of personal banking products and solutions through over 600 branches, and fee-free access to over 43,000 ATMs across the United States. These include solutions for everyday banking, financing, investing, as well as a full suite of integrated commercial and financial advisory services.

Harris Bank



## EXXON MOBIL GAS | [www.exxon.com](http://www.exxon.com)

Exxon Mobil Corp. is an American multinational oil and gas corporation headquartered in Irving, Texas. It is the largest direct descendant of John D. Rockefeller's Standard Oil Company, and was formed on November 30, 1999 by the merger of Exxon and Mobil.



## H&R BLOCK | [www.hrblock.com](http://www.hrblock.com)

American tax preparation company operating in North America, Australia, and India. H&R Block operates approximately 12,000 retail tax offices staffed by tax professionals worldwide. It offers consumer tax software as well as online tax preparation and electronic filing from their website.



## ILLINOIS DMV FACILITY | [www.cyberdriveillinois.com](http://www.cyberdriveillinois.com)

The Secretary of State keeps track of approximately 8.7 million drivers; 11 million registered vehicles; 466,000 corporations; 230,000 limited liability entities; 159,000 registered securities sales-persons; and 16,000 investment advisor representatives.



## TACO BELL | [www.tacobell.com](http://www.tacobell.com)

An American chain of fast food restaurants based out of Irvine, California. The restaurants serve a variety of Tex-Mex foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of "value menu" items.



## WONDER JOY ACADEMY | [www.wonderjoyacademy.com](http://www.wonderjoyacademy.com)

The mission of Wonder Joy Academy is to provide an environment where the health, safety, and well-being of each child is the top priority. The atmosphere allows children the freedom to explore, create, and dream of the things they can think of. Play and a creative curriculum bring new concepts and information into the lives of the children.



# SPACE AVAILABILITIES



UNIT	TENANT	SF
1	AVAILABLE	1,168
2	AVAILABLE	3,032
3	AVAILABLE	4,550
4	Taco Bell	2,300
5	Illinois DMV Facility	3,500
6	Bar/Deli/Video Gaming	4,500
7	AVAILABLE	48,300
8	AVAILABLE	2,400
9	Accounting	700
10	H&R Block	1,300
11	Abracadabra Hair & Nails	1,000
12	AVAILABLE	2,300
13	BMO Harris Bank	3,500
15	Backstop Bar & Grill	5,250
16	Anytime Fitness	1,820
17	Anytime Fitness	4,456
18	Mobil Gas Station	1,500
19	Wonder Joy Academy	6,000

**1 2 3**  
**OUTLOT WEST**  
 ±1.08 AC (±47,046 SF)  
 With 8,750 SF Building  
**COULD BE SUBDIVIDED**



4

**OUTLOT SOUTH**  
 ±0.39 AC  
 (±16,988 SF)  
**COULD BE SUBDIVIDED**

NOT A PART OF SUBJECT PROPERTY

SOUTHTOWNE DRIVE / FRONTAGE ROAD

US HIGHWAY 20

PEARL STREET



# OUTLOT OPPORTUNITIES



**OUTLOT LOT SIZE & IMPROVEMENTS**

West	±1.08 AC (±47,046 SF) With 8,750 SF Free-Standing Building <b>COULD BE SUBDIVIDED</b>
South	±0.39 AC (±16,988 SF) <b>COULD BE SUBDIVIDED</b>

**OUTLOT WEST**  
±1.08 AC (±47,046 SF)  
With 8,750 SF Building  
**COULD BE SUBDIVIDED**

**OUTLOT SOUTH**  
±0.39 AC  
(±16,988 SF)  
**COULD BE SUBDIVIDED**

**NOT A PART OF SUBJECT PROPERTY**

**SOUTHTOWNE DRIVE / FRONTAGE ROAD**

**US HIGHWAY 20**

**PEARL STREET**

**BACKSTOP**  
BAR & GRILL

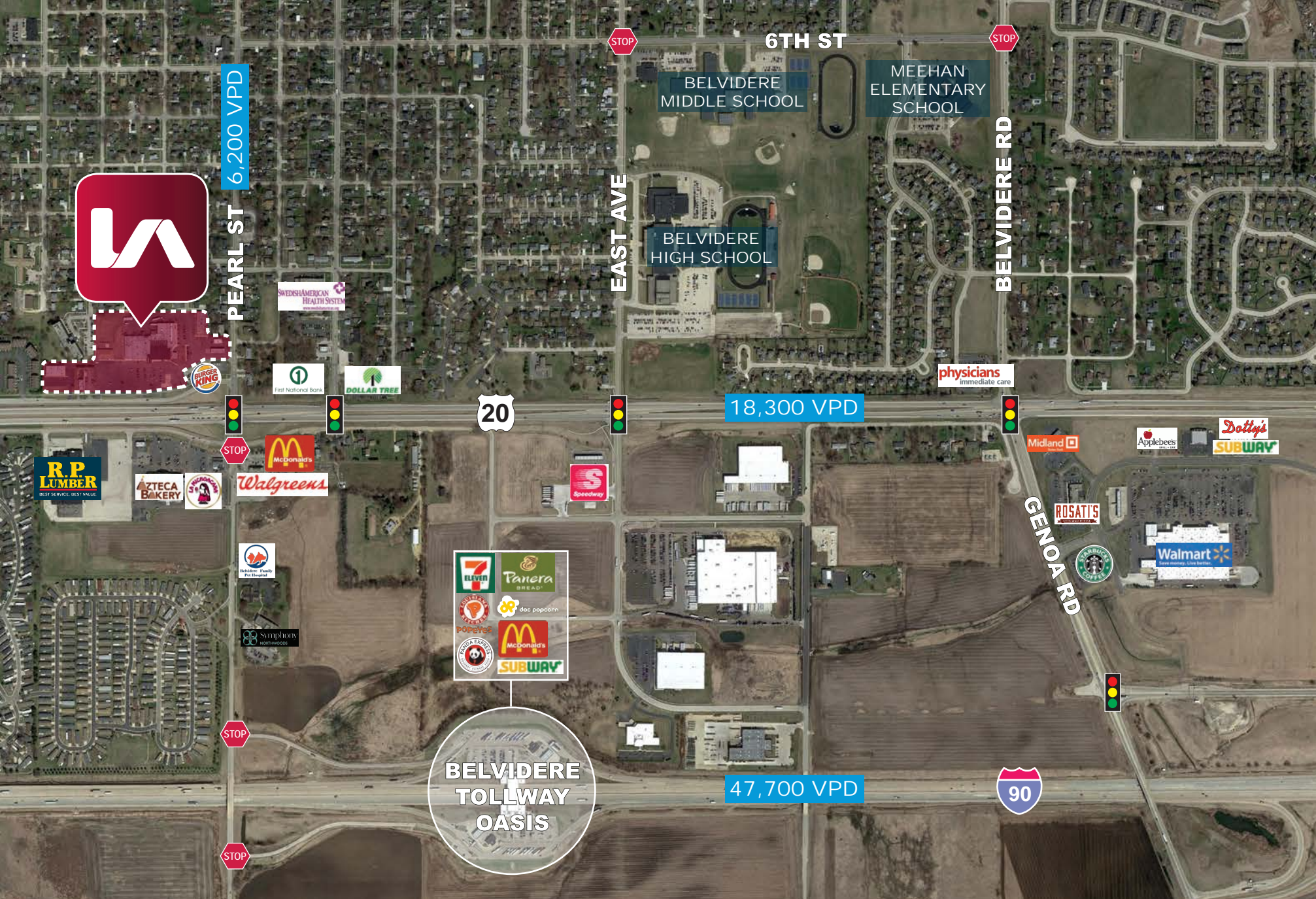
**ANYTIME FITNESS**

**BMO**





# RETAIL AERIAL





# DEMOGRAPHICS



## 5 MILE

## 7.5 MILES

## 10 MILES

**30,839**

Estimated  
Population

**52,652**

Estimated  
Population

**111,441**

Estimated  
Population

**11,275**

Number of  
Households

**20,027**

Number of  
Households

**44,032**

Number of  
Households

**\$81,274**

Household  
Income

**\$93,631**

Household  
Income

**\$94,344**

Household  
Income

**20,030**

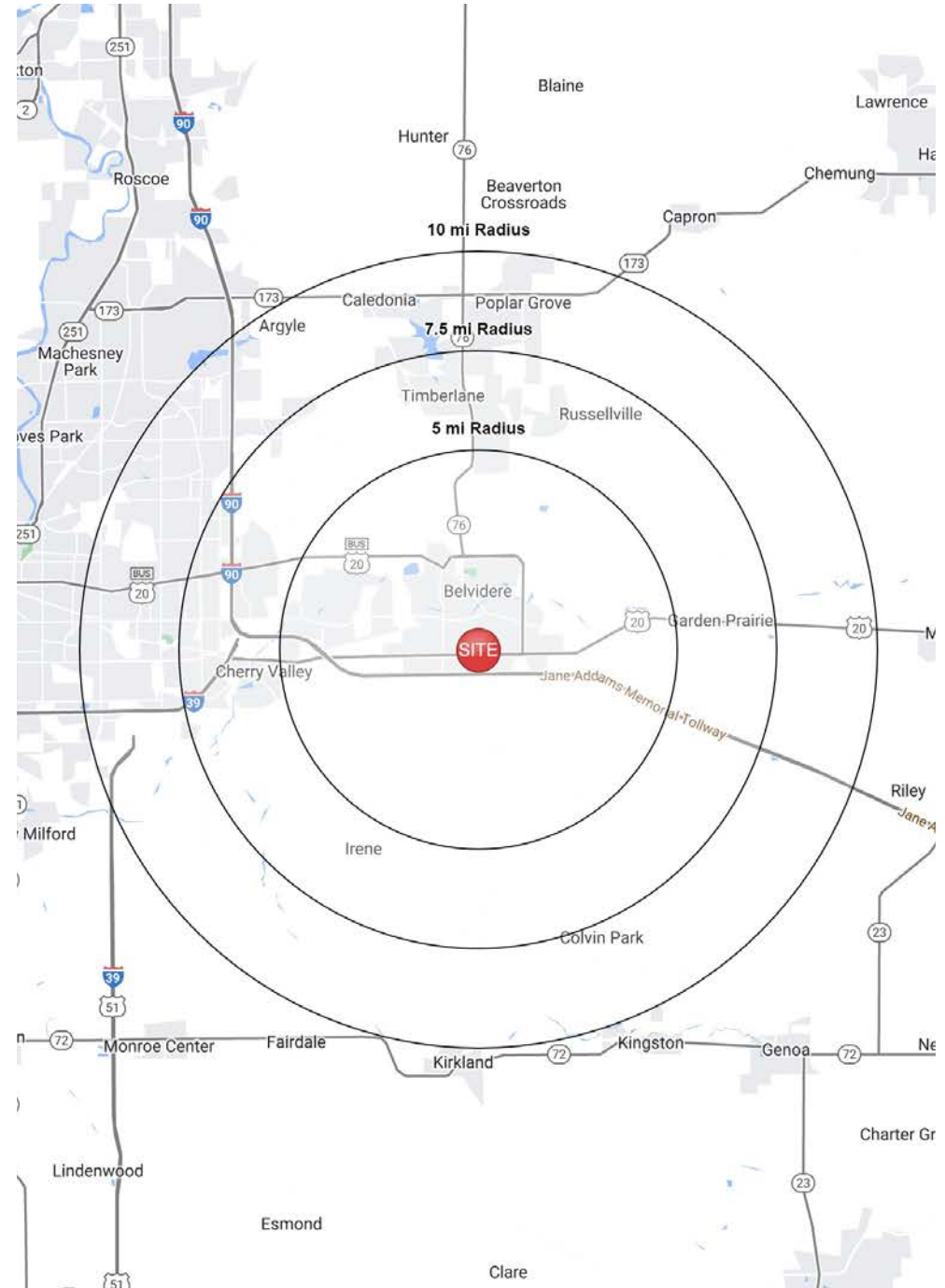
Daytime  
Population

**38,939**

Daytime  
Population

**91,961**

Daytime  
Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

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