

F O R S A L E

GATEWAY CENTER LAND SITES BELVIDERE, IL



SITE FEATURES

- + Retail/Commercial Development Opportunities!
- + Sites range from 1.17 - 13.21 acres
- + Situated on Belvidere's main retail corridor at the SE corner of Chrysler Dr. (US Hwy. 20) and Genoa Rd.
- + Walmart out lots with off-site detention
- + Surrounding tenants include Walmart, Applebees, Taco Bell, Starbucks, Aaron's Midland States Bank, Physicians Immediate Care, Verizon and OSF Healthcare
- + Minutes away from Boone County schools and residential neighborhoods
- + Low Boone County taxes
- + Sale Price: \$5.00/SF - \$16.50/SF



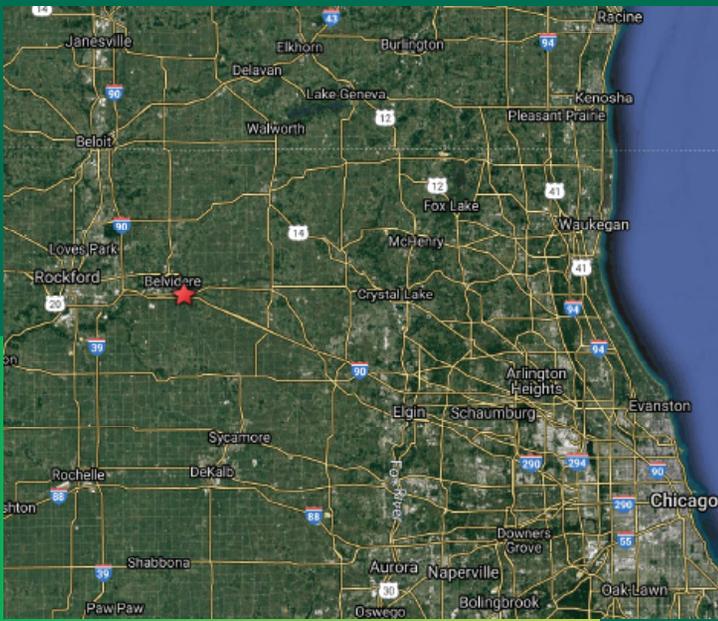
SITES



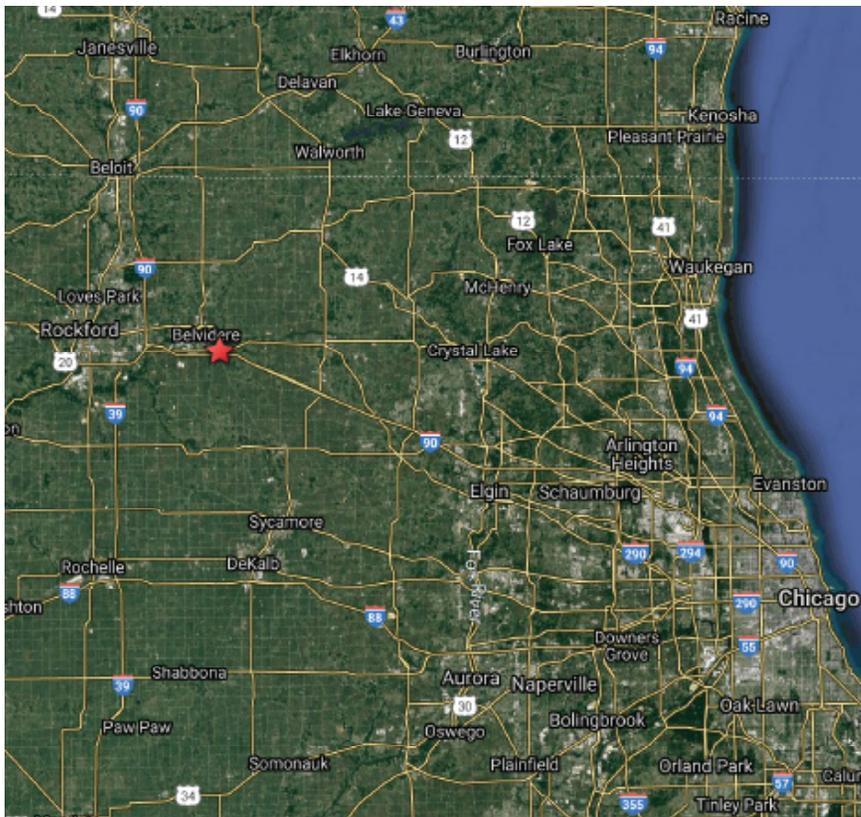
ADDRESSES	ACRES	ZONING	PIN
#1 - 2413 Gateway Center	13.21 Acres	Belvidere PB	08-06-128-001
#2 - 2458 Gateway Center	1.83 Acres	Belvidere PB	08-06-126-004
#3 - 2364 Gateway Center	1.41 Acres	Belvidere PB	08-06-126-003
#4 - 2002 Gateway Center	1.62 Acres	Belvidere PB	08-06-101-004

TRAFFIC COUNTS	VEHICLES PER DAY
GENOA RD.	16,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,889	22,505	29,225
HOUSEHOLDS	797	7,851	10,177
AVERAGE HOUSEHOLD INCOME	\$94,152	\$67,161	\$69,725
DAYTIME POPULATION	2,721	19,257	29,597



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PLEASE CONTACT:

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