

1663 BELVIDERE ROAD

1663 BELVIDERE ROAD, BELVIDERE, IL 61008 // RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 1,971 - 2,808 SF

PROPERTY OVERVIEW

Tenants include Physicians Immediate Care, Brightside Clinic and Experity

LOCATION OVERVIEW

Adjacent to Walmart Supercenter
Less than One Mile from Interstate 90
31,500 Vehicles per Day Passing Through Intersection
Located in Rockford Metropolitan Statistical Area (Second largest MSA in State of Illinois)

Lease Rate: Negotiable

AVAILABLE SPACES

Building Size: 19,387 SF

SPACE	LEASE RATE	SIZE (SF)
Space 1	Negotiable	1,971 SF
Space 2	Negotiable	2,357 SF
Space 3	Negotiable	2,808 SF

FOR MORE INFORMATION CONTACT:

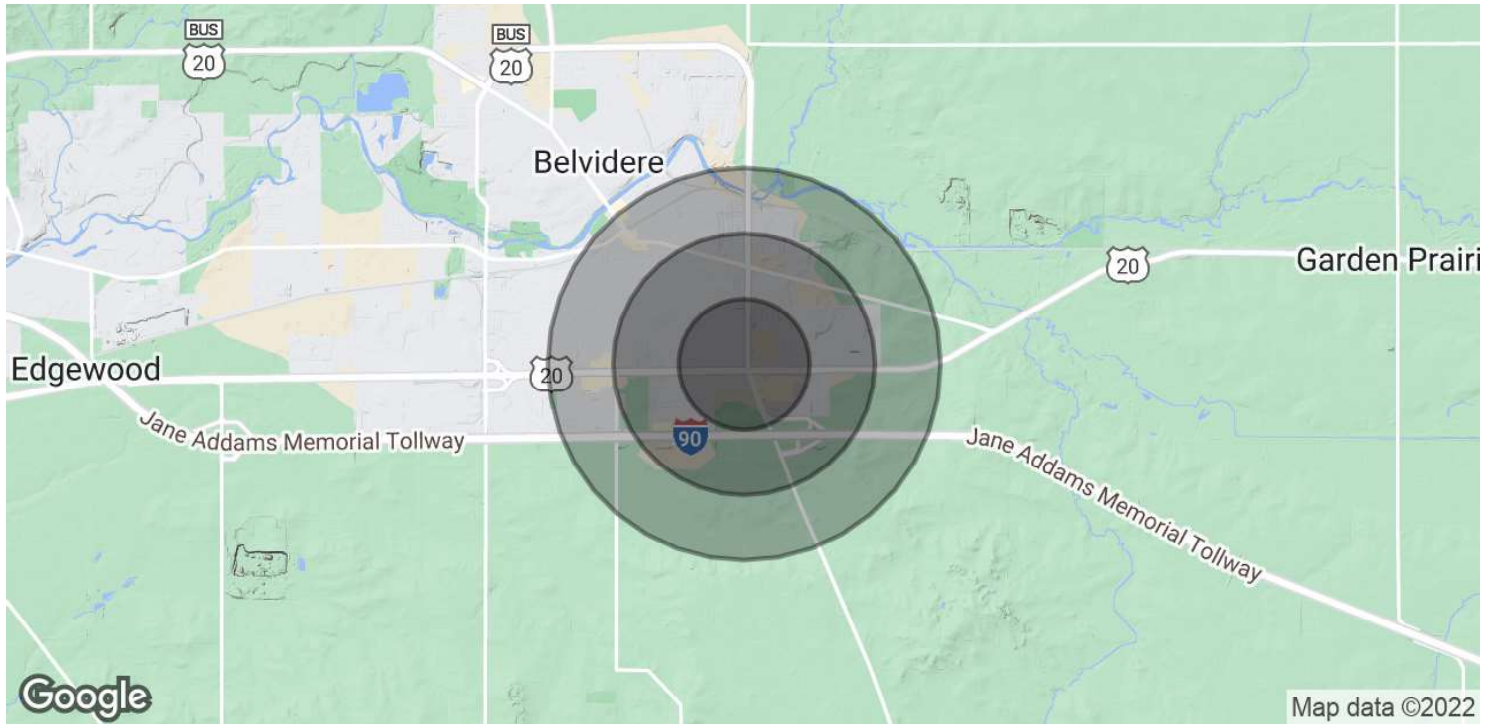
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,155	4,624	11,304
Average Age	41.0	39.9	39.0
Average Age (Male)	45.9	40.1	39.3
Average Age (Female)	38.8	42.3	41.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	1,794	4,455
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$68,279	\$64,071	\$62,959
Average House Value	\$127,254	\$133,569	\$121,620

* Demographic data derived from 2020 ACS - US Census

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