



WESTHILLS CENTER

2229 - 2251 ANDERSON DRIVE
BELVIDERE, IL 61008



FOR
LEASE



FOR LEASE

WESTHILLS CENTER

2229 - 2251 Anderson Drive
Belvidere, IL 61008

LEASABLE SPACE: RETAIL

2,200 SF END CAP

1,437 - 8,377 SF AVAILABLE

LEASE RATE

\$12.95/SF NNN

NNN EXPENSES

TAXES: \$0.65/SF

CAM, INS: \$1.32/SF

PROPERTY HIGHLIGHTS

- Large pylon sign on US-20
- Plenty of parking
- Great co-tenancy including daycare
- Built in 2006

NEIGHBORHOOD HIGHLIGHTS

- Strong population growth in the Belvidere/Rockford area
- Close proximity to I-90
- 13,200 vehicles per day on US-20

STATISTICS	1 MILE	3 MILE	5 MILE	VEHICLE COUNTS
2022 POPULATION	1,239	18,027	49,264	Route 20 Business - 13,200
2022 HOUSEHOLDS	463	6,338	18,293	
AVERAGE HHI	\$96,898	\$78,437	\$81,993	



2229 - 2251
ANDERSON DRIVE
BELVIDERE, IL



AREA MAP

Westhills Center is situated on U.S. Route 20 Business in the city of Belvidere, IL. Located along I-90 just 10 miles east of Downtown Rockford in northern Illinois, along with close proximity to major industrial corridors, Westhills Center can accommodate a variety of growing northwest suburban and northern Illinois businesses.



BELVIDERE

SPACE LAYOUT



U.S. ROUTE 20
13,200 VPD

WESTHILLS CENTER - BELVIDERE, IL

UNIT	TENANT	Square Feet
2229	DaVinci Academy Daycare	9,300
2243	AVAILABLE	1,437
2245	DIRECTV/AVAILABLE	1,800
2247	AVAILABLE	1,470
2249	The Father's House	1,470
2251	AVAILABLE	2,200



CONTACT INFORMATION

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An aerial view of a city skyline at dusk, with many skyscrapers illuminated. The image is overlaid with a blue gradient.

BUILD
YOUR
LEGACY

