

PRIME RETAIL AVAILABLE

1419 WEST LANE ROAD
MACHESNEY PARK, IL 61115

FOR LEASE: 625-2,785 SF



Property Information

- Located in the Heart of Machesney Park's Shopping Corridor
- High Traffic Area - Over 50k VPD Pass Through IL Rt 173 & Hwy 251
- Superior Visibility Along the Busiest Streets in Machesney Park
- Located 3 Miles from I-90
- Building & Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,842	\$62,715	371
3 Miles:	34,805	\$57,709	1,116
5 Miles:	85,020	\$59,239	2,634

AERIAL | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

EXCELLENT VISIBILITY ON IL-173



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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SITE SURVEY | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

HIGH TRAFFIC AREA - 22K VPD



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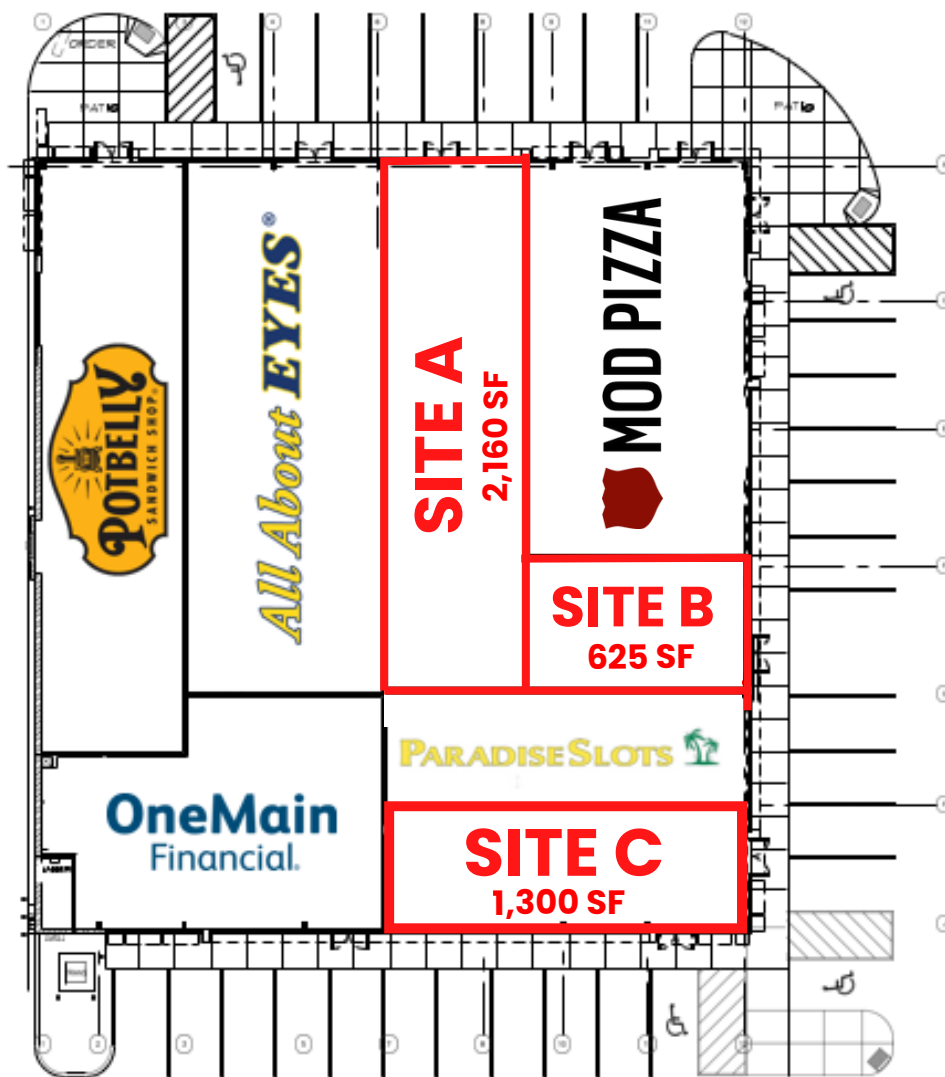


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SITE PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

EXISTING SITE PLAN

IL ROUTE 173 / WEST LANE ROAD



N ALPINE ROAD



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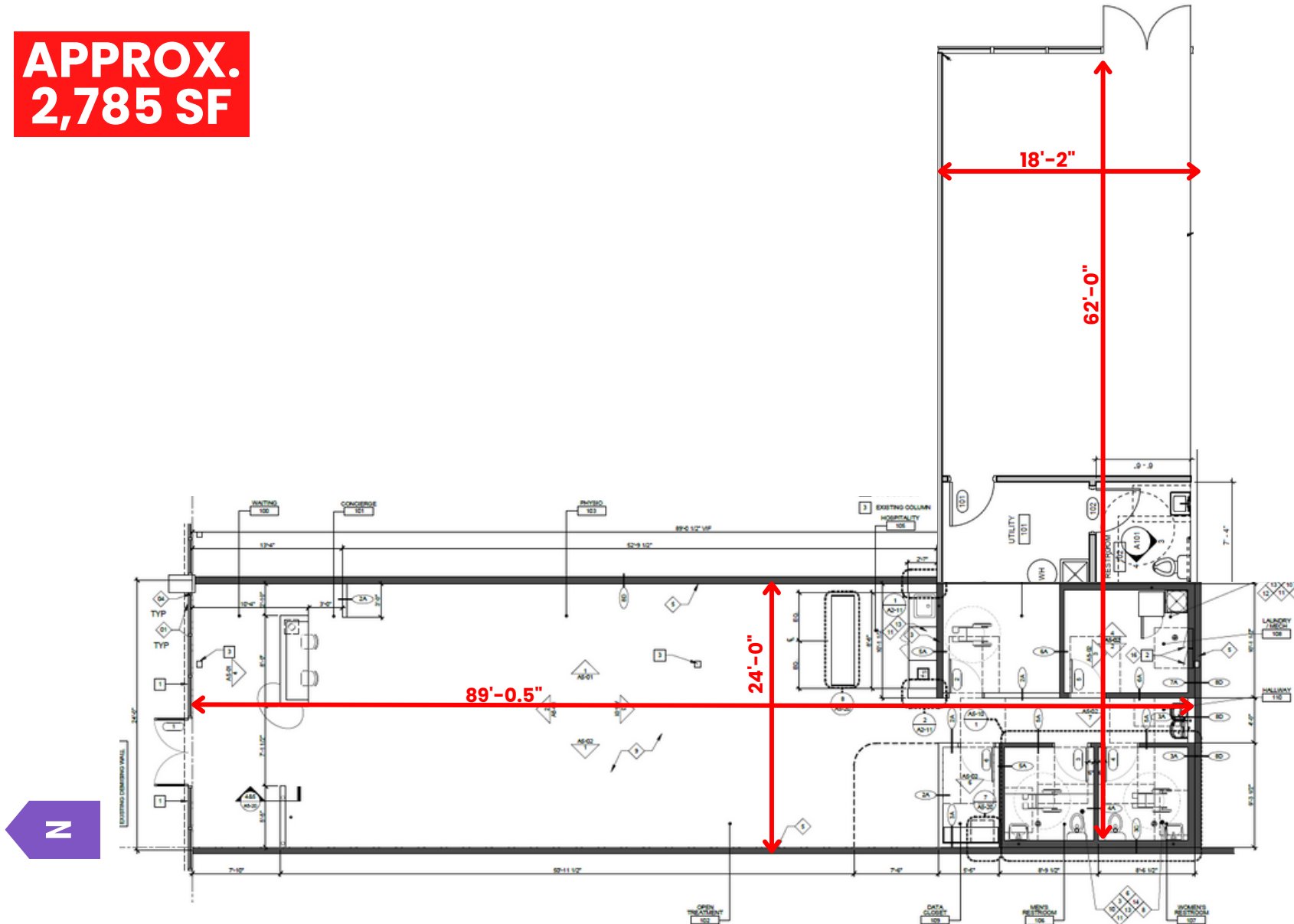
6801 Spring Creek Road, Rockford, IL 61114



FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

SITE A & B: CAN COMBINE SUITES

**APPROX.
2,785 SF**



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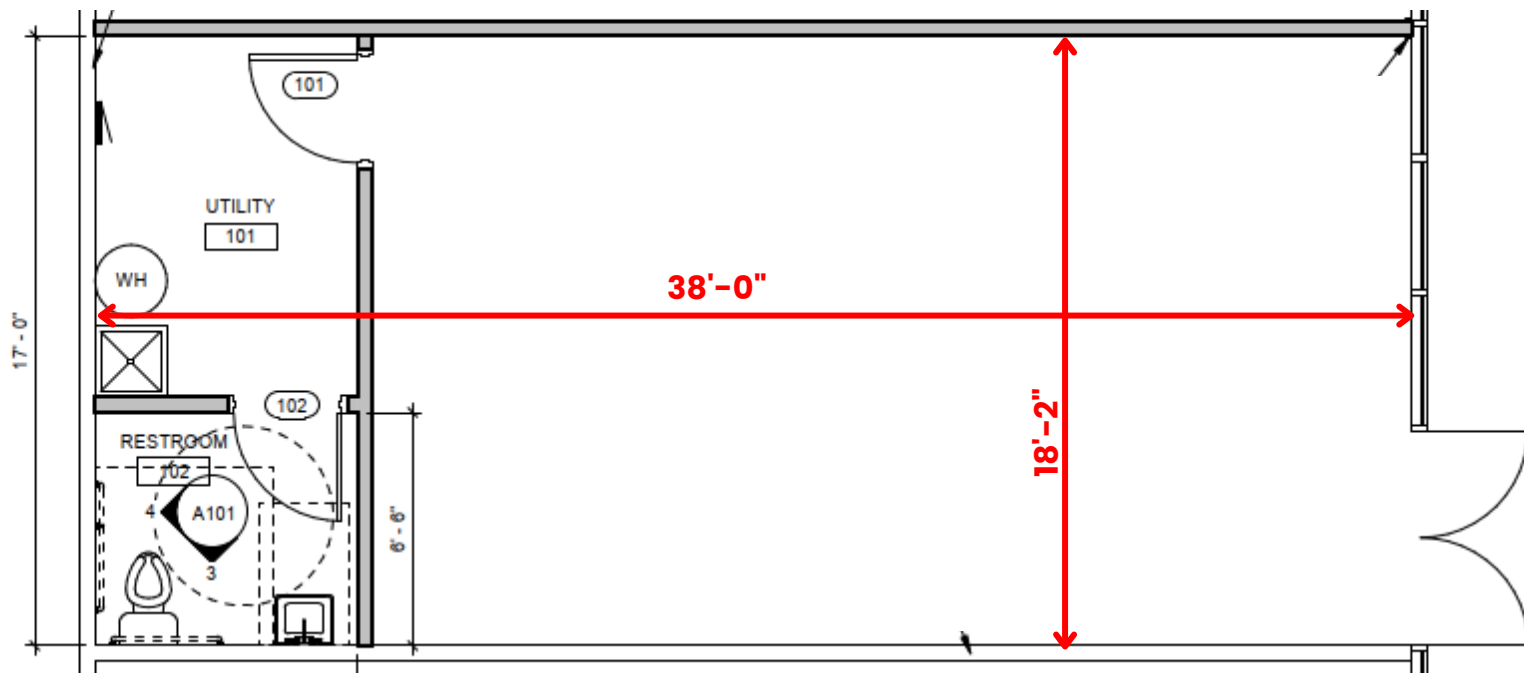
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FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115
SITE B: SUITE E - 625 SF

**APPROX.
625 SF**



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FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115
SITE C: SUITE G - 1,300 SF

**APPROX.
1,300 SF**

