

PRIME RETAIL AVAILABLE

1768 WEST LANE ROAD
MACHESNEY PARK, IL 61115

FOR LEASE – 1,555 SF



Property Information

- High traffic area - over 35,000 VPD pass through IL Rte 173 and Perryville Road
- Located in the heart of Machesney Park's shopping corridor
- Located 3 miles from I-90 and 2 miles from Rock Cut State Park - 1.1M visitors annually
- Superior visibility along two of the busiest streets in Machesney Park, IL

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,036	\$112,952	436
3 Miles:	34,996	\$116,287	1,125
5 Miles:	83,238	\$120,783	2,634

AERIAL | 1768 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



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6801 Spring Creek Road, Rockford, IL 61114



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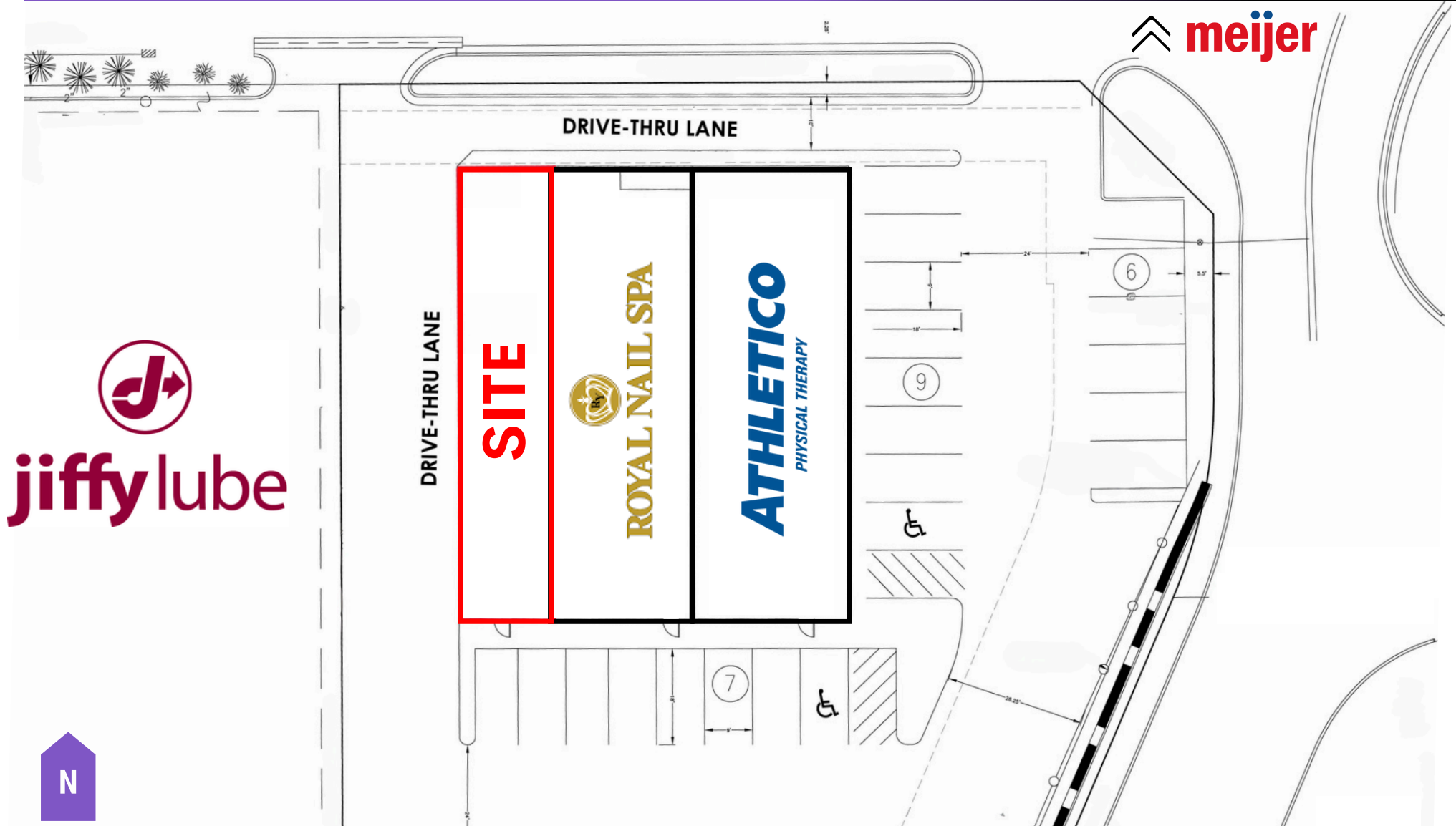
SITE SURVEY | 1768 WEST LANE ROAD, MACHESNEY PARK, IL 61115

HIGH TRAFFIC AREA - 20K VPD



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SITE PLAN | 1768 WEST LANE ROAD, MACHESNEY PARK, IL 61115
DRIVE-THRU IS AVAILABLE



ILLINOIS ROUTE 173



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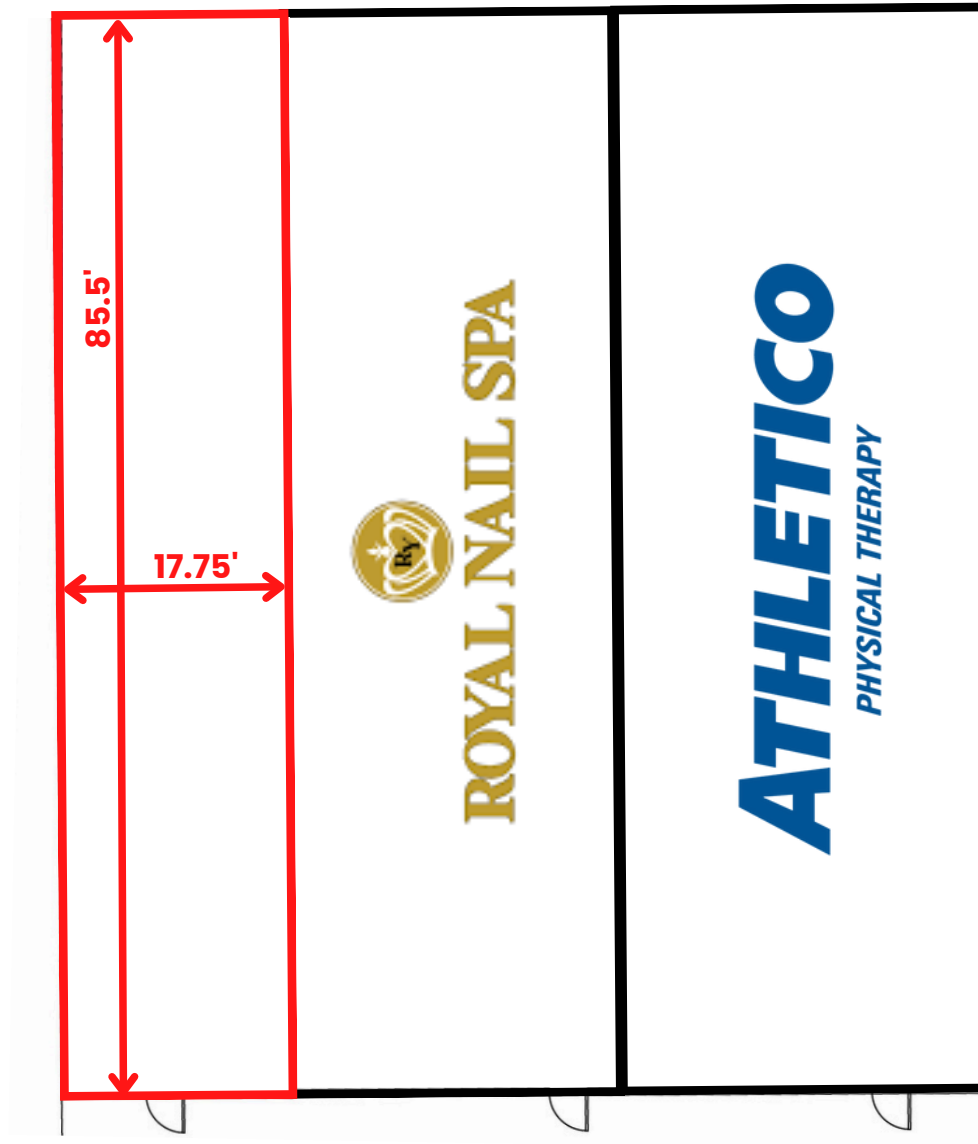
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FLOOR PLAN | 1768 WEST LANE ROAD, MACHESNEY PARK, IL 61115
FLOOR PLAN: SUITE C - 1,555 SF

**APPROX.
1,555 SF**



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