

SOUTHGATE SHOPPING CENTER

1501 SANDY HOLLOW ROAD
ROCKFORD, IL 61109

FOR LEASE – 10,020 SF



Property Information

- Irreplaceable Route 20 Ramp Location
- High Nearby Traffic Counts
- Signage Available from Bypass 20
- Strong Retail Corner with Significant Upside Potential
- New Construction Opportunity

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,585	\$89,019	401
3 Miles:	35,324	\$90,828	1,113
5 Miles:	85,631	\$99,699	2,618



SITE SURVEY | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109 SITUATED BY A TRAFFIC SIGNAL



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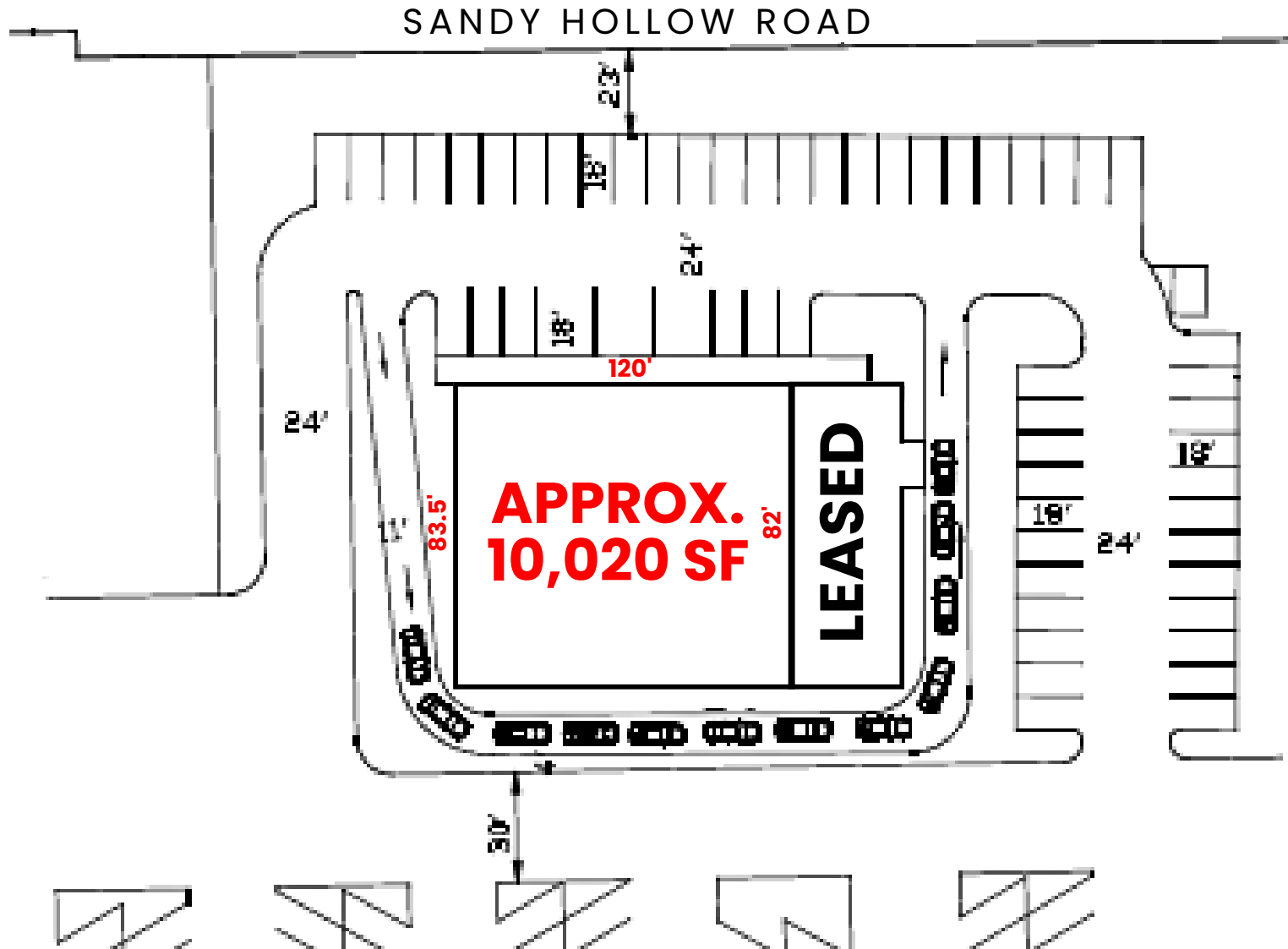
6801 Spring Creek Road, Rockford, IL 61114



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SITE PLAN | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109

PROPOSED SITE PLAN



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EXTERIOR | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109
EXCELLENT RETAIL LOCATION



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