

# 320-336 W. Chrysler Drive, Belvidere IL

Available: 1,485 SF



**1 Space Available**

**FOR LEASE: Great Visibility, Anchored by Dunkin Donuts**

AVAILABLE: 1,485 SF

LAND: 0.40 Acres

CONSTRUCTION: Masonry

PARKING: 13 Stalls

YEAR BUILT: 2024

ZONING: GB- General Business

SPRINKLERED: Yes

Warm Shell – Floors are not Poured

**LEASE RATE: Subject to Offer**



- Anchored by Dunkin Donuts
- 15,000 VPD on US Highway 20

**ENTRE**  
Commercial Realty LLC  
RETAIL

**Corey Laktas**  
847-917-6089  
claktas@entreccommercial.com

**Ian Pattison**  
847-650-3124  
ipattison@entreccommercial.com

SCAN FOR  
LISTING

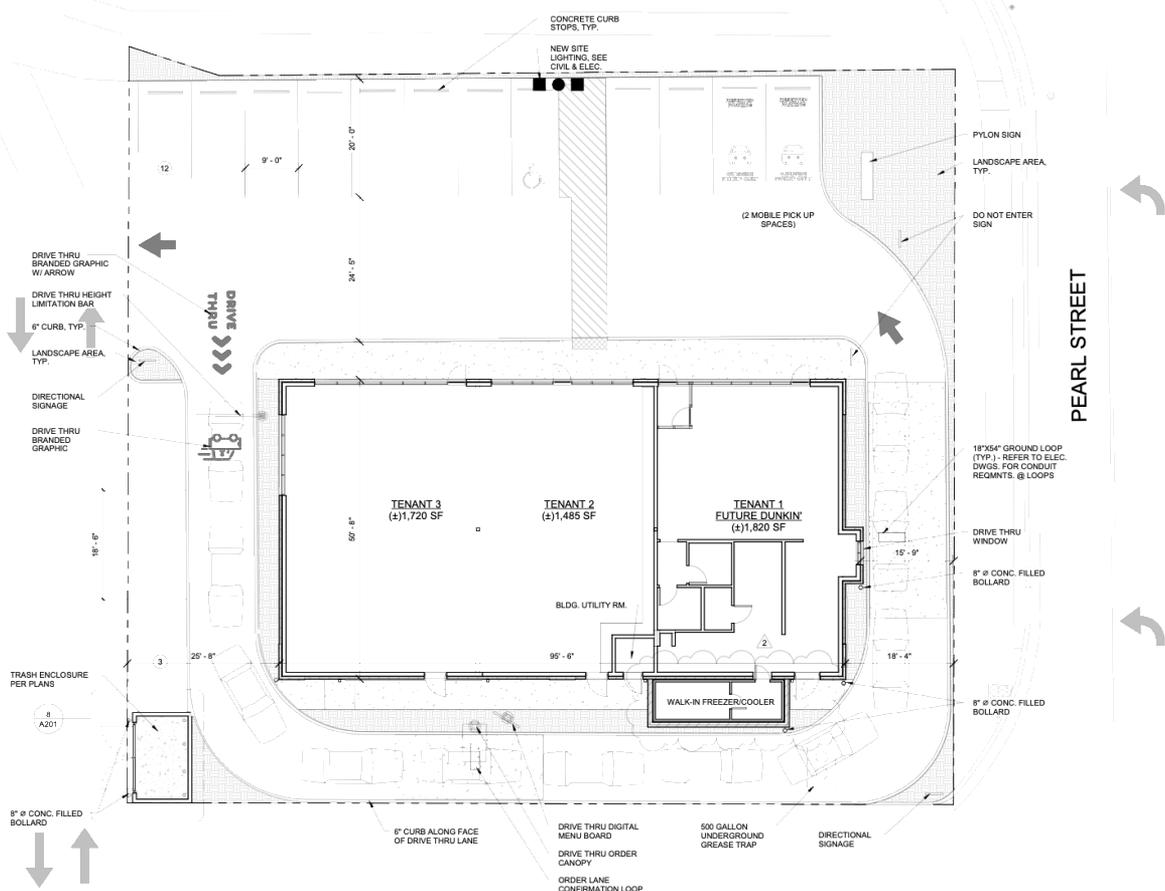




# SITE PLAN

CHRYSLER DRIVE

**KORU**  
 ARCHITECTS ENGINEERS SURVEYORS  
 Formerly FCA Architects  
**Koru Group, PLLC**  
 2135 CITY GATE LANE, SUITE 330  
 NAPERVILLE, IL 60563  
 PROFESSIONAL DESIGN FIRM  
 NO. 184.008901-00-7



1 ARCHITECTURAL SITE PLAN  
 1" = 10'-0"

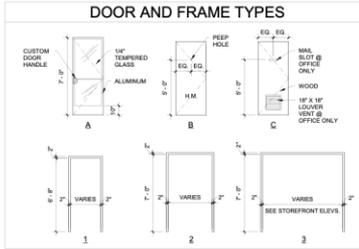

CLIENT:  
 Renovation:  
**PROPOSED RETAIL**  
 320 W Chrysler Drive  
 Belvidere, IL 61008

REVISIONS:

#	DESCRIPTION	DATE
ISSUED FOR PERMIT	01-23-23	01-23-23
1	PERMIT COMMENTS	03-24-23
2	PERMIT AMENDMENTS	06-19-23

FILE NAME: 22-219  
 DRAWN BY: LMB    CHECKED BY: HBC  
 SHEET TITLE  
 ARCHITECTURAL SITE PLAN  
 SHEET NO.  
**A001**

# SITE PLAN



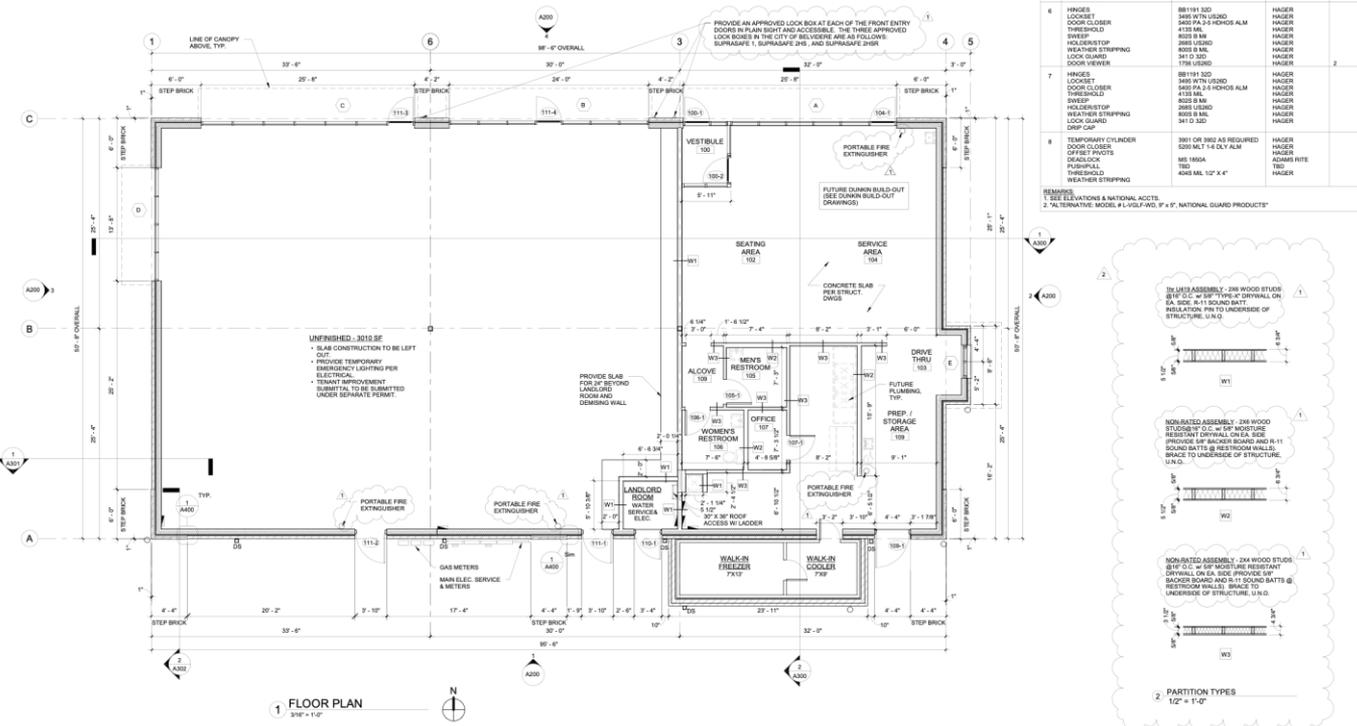
### DOOR SCHEDULE

OPENING NUMBER	ROOM NAME	DOOR	FRAME	HARDWARE	REMARKS
100-1	VESTIBULE	A ALUM./GL. 3'-0\"/>			

### HARDWARE SCHEDULE

SET #	DESCRIPTION	MODEL NUMBER	MANUFACTURER	REMARKS
1	TEMPORARY CYLINDER DOOR CLOSER OFFSET PHOTO DEADLOCK 10\"/>			

ARCHITECTS | ENGINEERS | SURVEYORS  
 formerly ECA Architects  
**Koru Group, PLLC**  
 2135 CITY GATE LANE, SUITE 330  
 NAPERVILLE, IL 60563  
 PROFESSIONAL DESIGN FIRM  
 NO. 184-008991-0012



### REVISIONS

#	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY BID	01-23-23
2	ISSUED FOR PERMIT	01-23-23
3	PERMIT COMMENTS	02-14-23
4	PERMIT AMENDMENTS	03-14-23

Renovation:  
**PROPOSED RETAIL**  
 320 W Chrysler Drive  
 Bensenville, IL 61108

FILE NAME: 22-071  
 DRAWN: LAB  
 REVISION: BY: ERIC  
 SHEET TITLE:  
**FLOOR PLAN & DOOR SCHEDULE**  
 SHEET NO.  
**A101**

# LOCATION



## 320-336 W. Chrysler Drive, Belvidere IL

### LOCATION

This brand-new retail construction offers a prime location right next to Dunkin' Donuts, ensuring strong visibility and steady foot traffic. Positioned in a growing commercial area with easy access from Chrysler Drive and nearby major roads, this property is ideal for retailers, quick-service restaurants, or service-oriented businesses looking to establish a presence in Belvidere. With excellent exposure and synergy from neighboring businesses, this site presents an exciting opportunity for companies seeking a fresh, high-traffic retail location.