

BELVIDERE CORNERS

1740 S STATE STREET,
BELVIDERE, IL 61008

FOR LEASE – 3,500 SF



Property Information

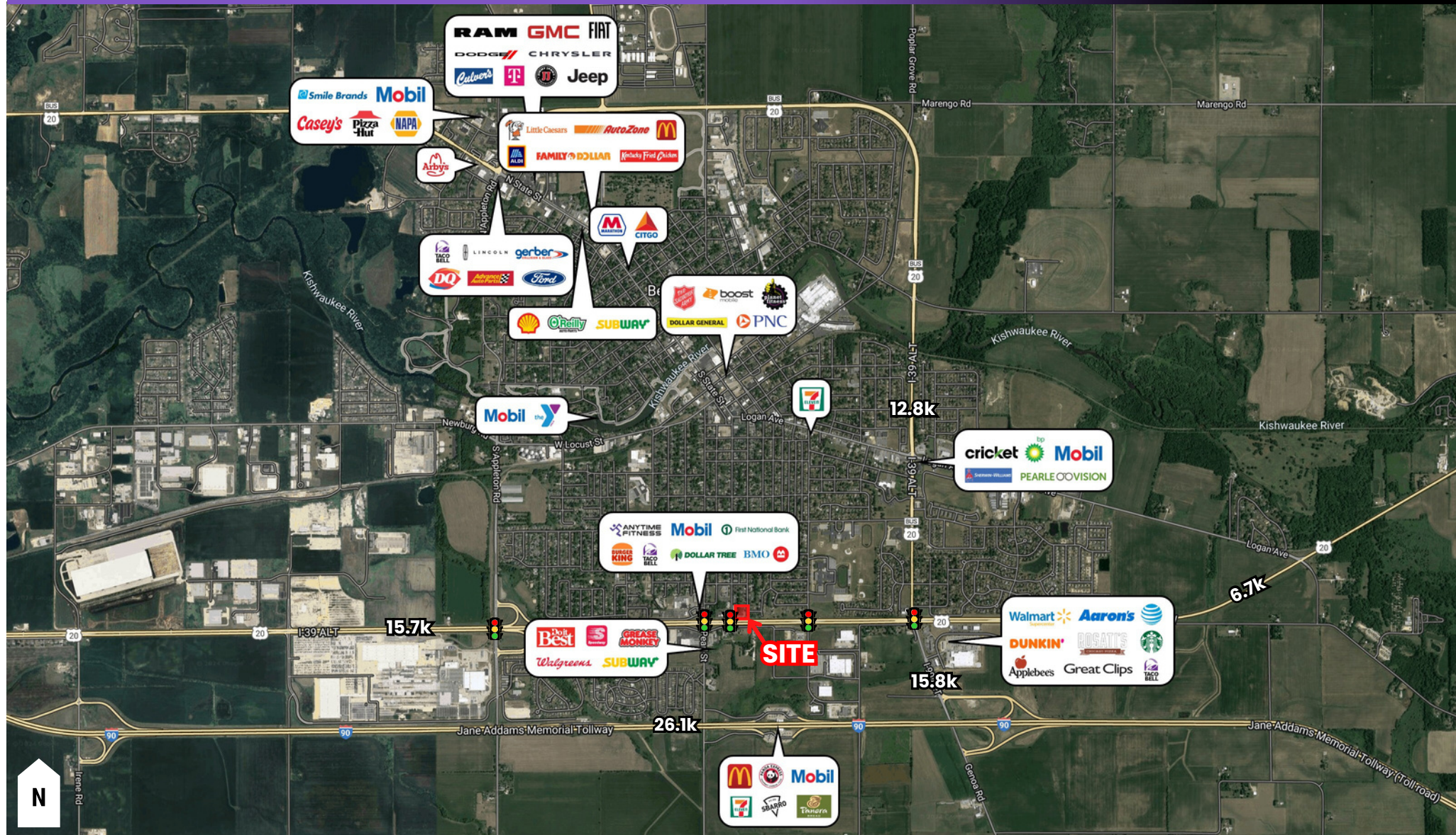
- Move-in ready medical space available
- Located on Business 20 & 1.5 miles from I-90 Interchange
- Located in a medical professional area of Belvidere
- High Traffic Area – Over 15k VPD Pass Through Business 20
- Superior Visibility along Business 20
- Building and Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	5,371	\$106,722	171
3 Miles:	23,065	\$86,007	611
5 Miles:	29,510	\$90,264	803

AERIAL | 1740 S STATE ST, BELVIDERE, IL 61008

HIGH TRAFFIC AREA - 15K VPD



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

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815-229-3000 leasing@firstmidwestgroup.com

6801 Spring Creek Road, Rockford, IL 61114

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SITE SURVEY | 1740 S STATE ST, BELVIDERE, IL 61008

GREAT VISIBILITY FROM BUSINESS 20



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

SIOR

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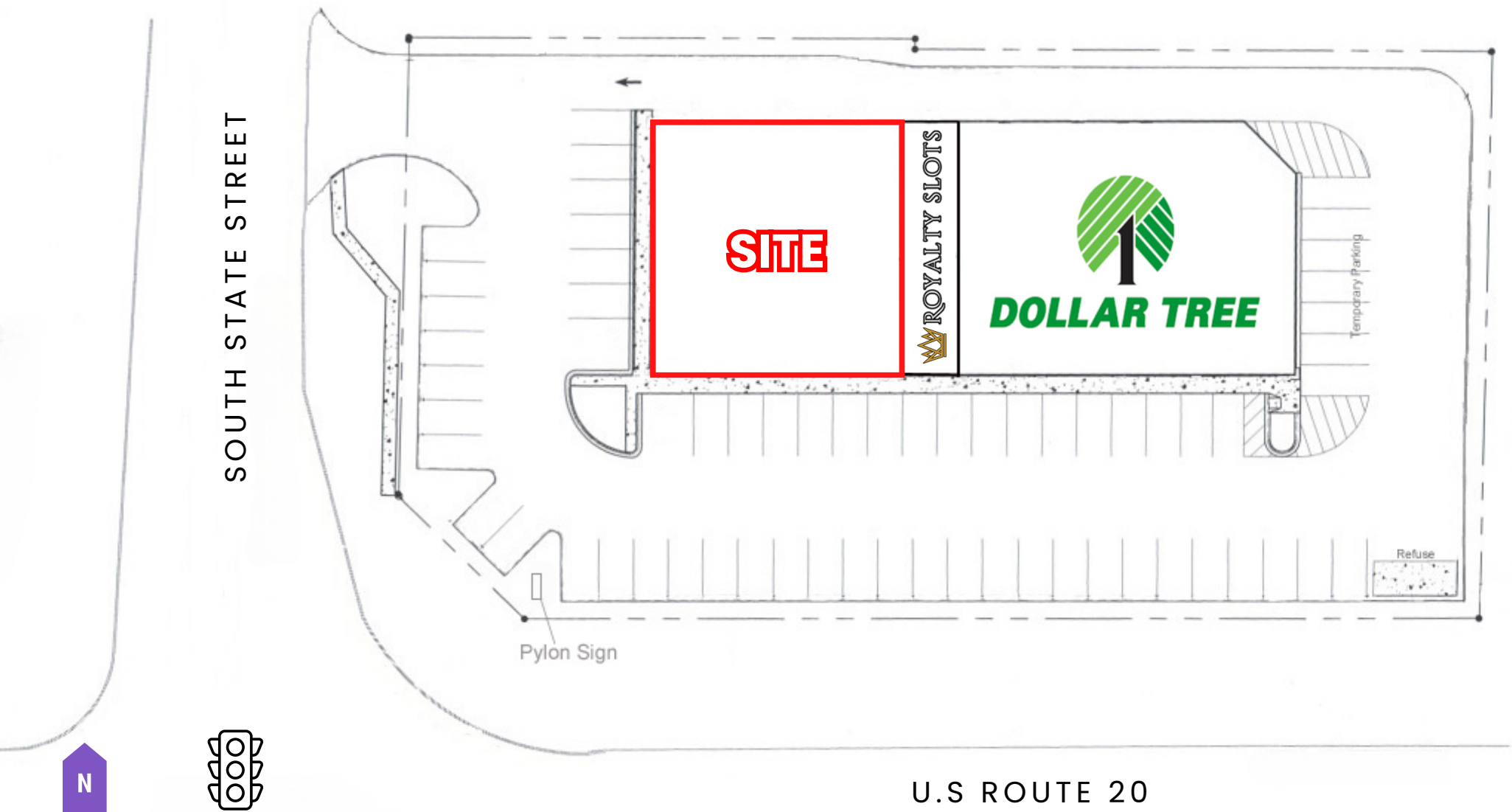
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SITE PLAN | 1740 S STATE ST, BELVIDERE, IL 61008

CURRENT SITE PLAN



815-229-3000



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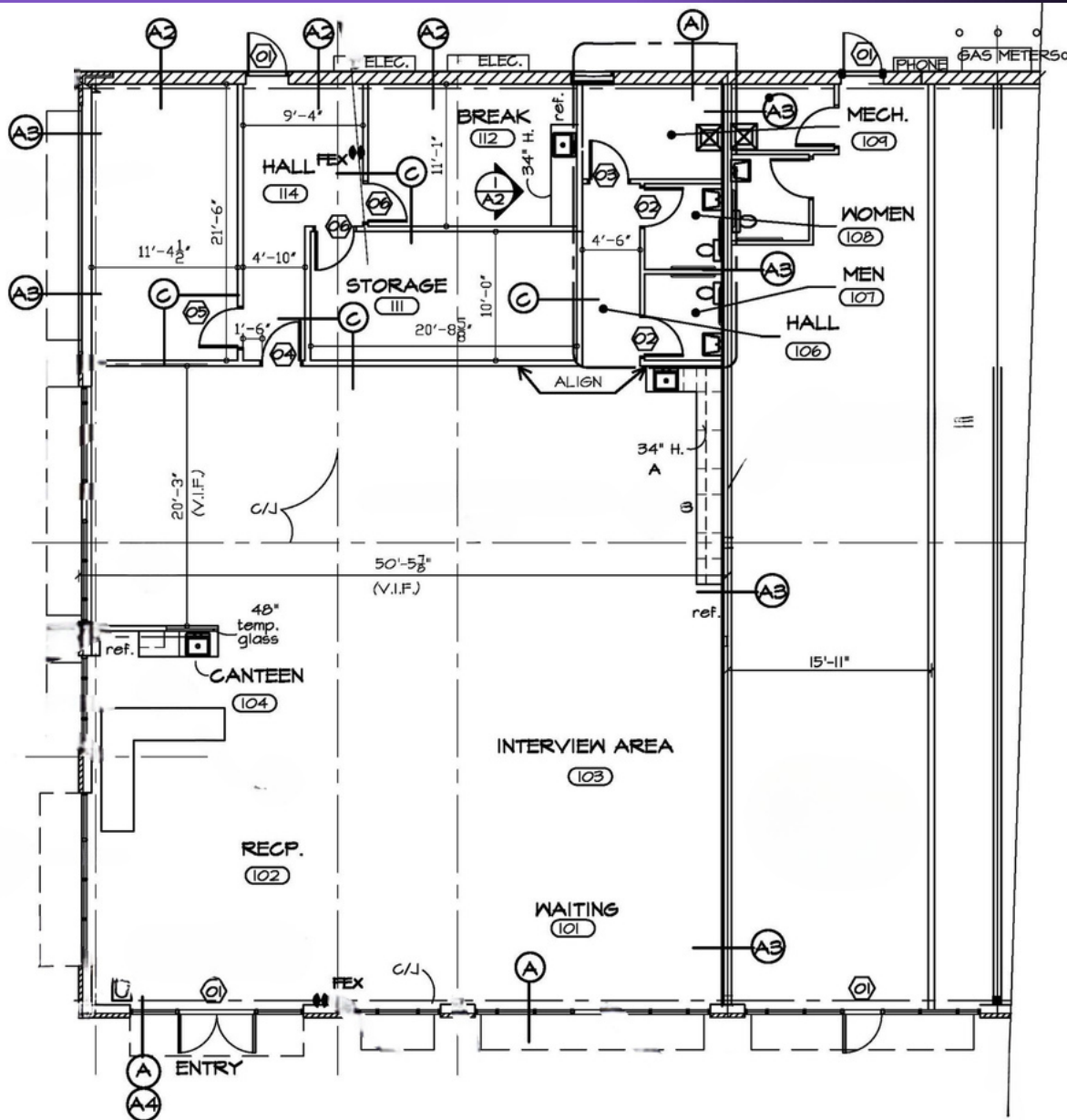


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FLOOR PLAN | 1740 S STATE ST, BELVIDERE, IL 61008

SUITE 1740: APPROX. 3,500 SF

**APPROX.
3,500 SF**



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