

FOR LEASE

\$8.00 - 12.00 SF/YR



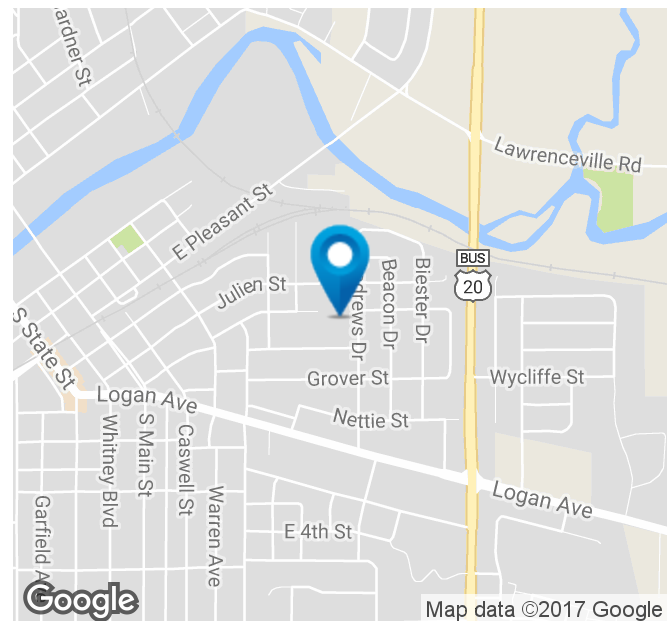
The Real Estate Group



303 ANDREWS DRIVE, BELVIDERE, IL 61008

BELVIDERE MEDICAL / DENTAL PROFESSIONAL BUILDING, LLC**Property Description**

NNN with CAM passthroughs

Property Highlights**John Higgins**

630.885.7400

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1242 EOLA RD, SUITE F

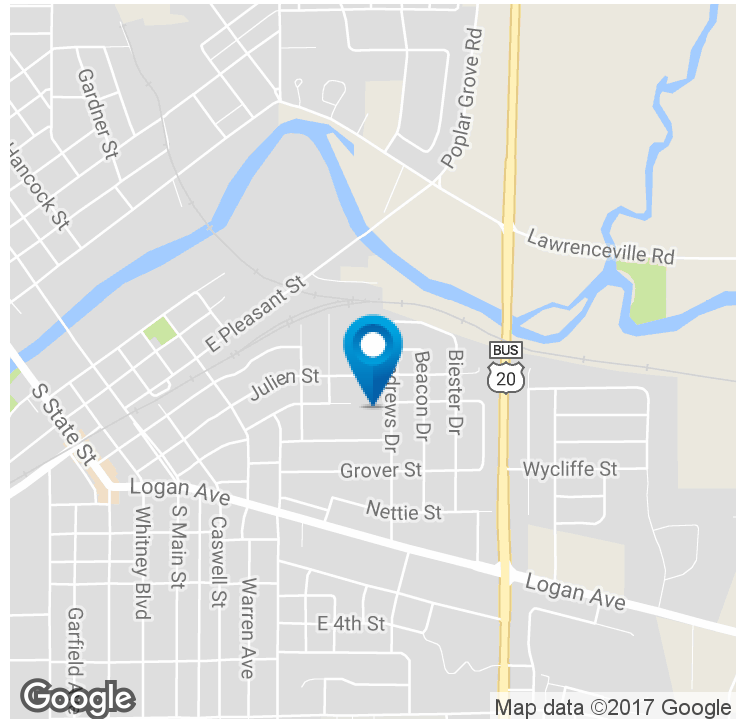
AURORA, IL 60502

630-236-6500

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OFFERING SUMMARY

Available SF: 200 - 1,434 SF

Lease Rate: \$8.00 - 12.00 SF/yr
(NNN)

Lot Size: 1.79 Acres

Year Built: 1951

Building Size: 24,000 SF

Zoning: SR6

Market:

PROPERTY OVERVIEW

NNN with CAM passthroughs

PROPERTY HIGHLIGHTS

-

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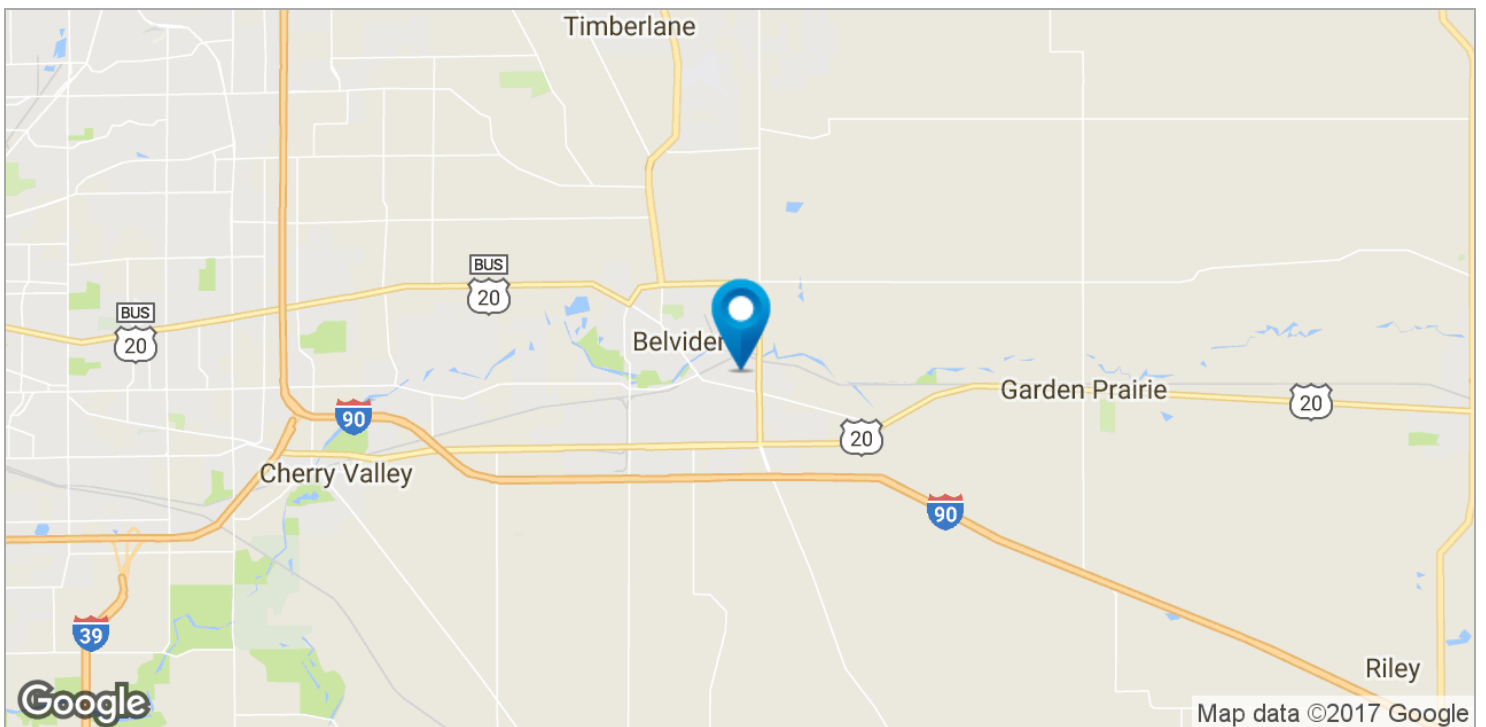
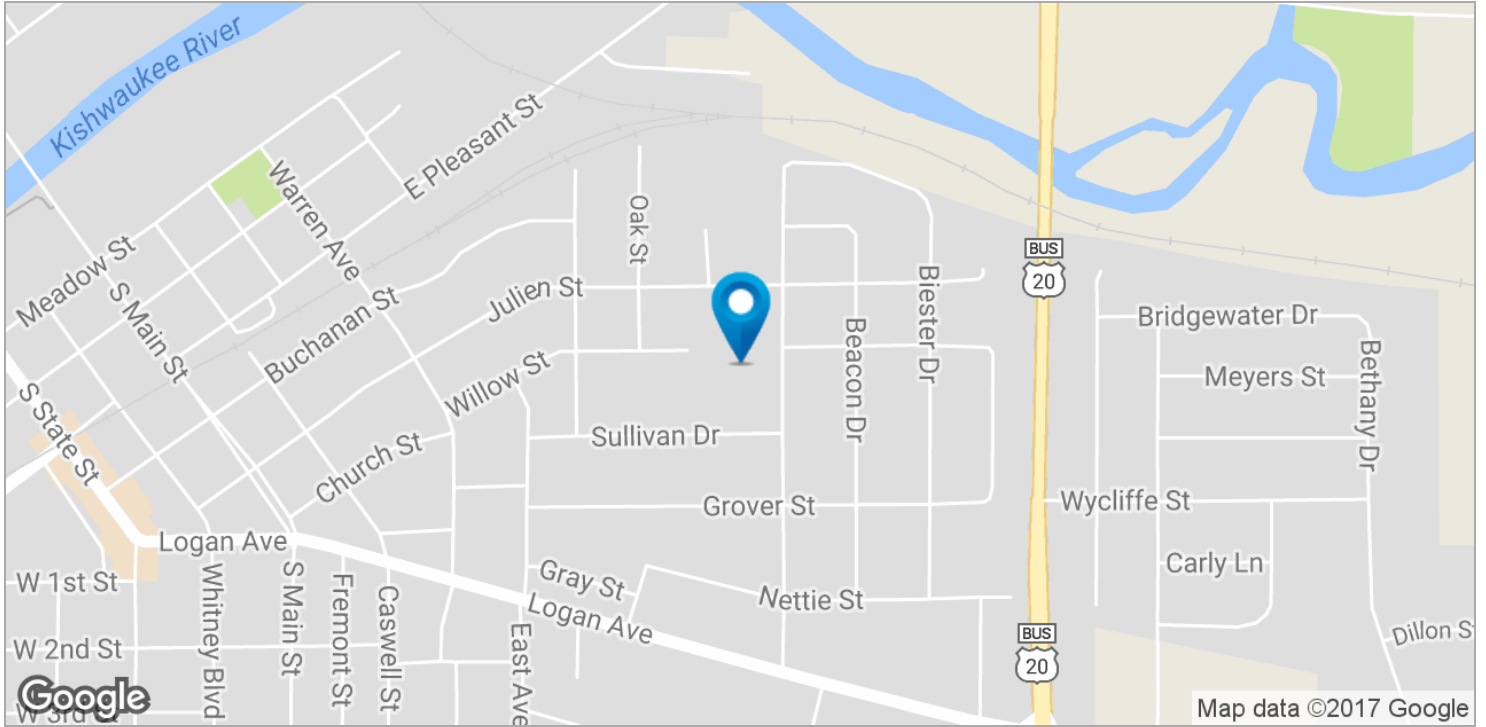
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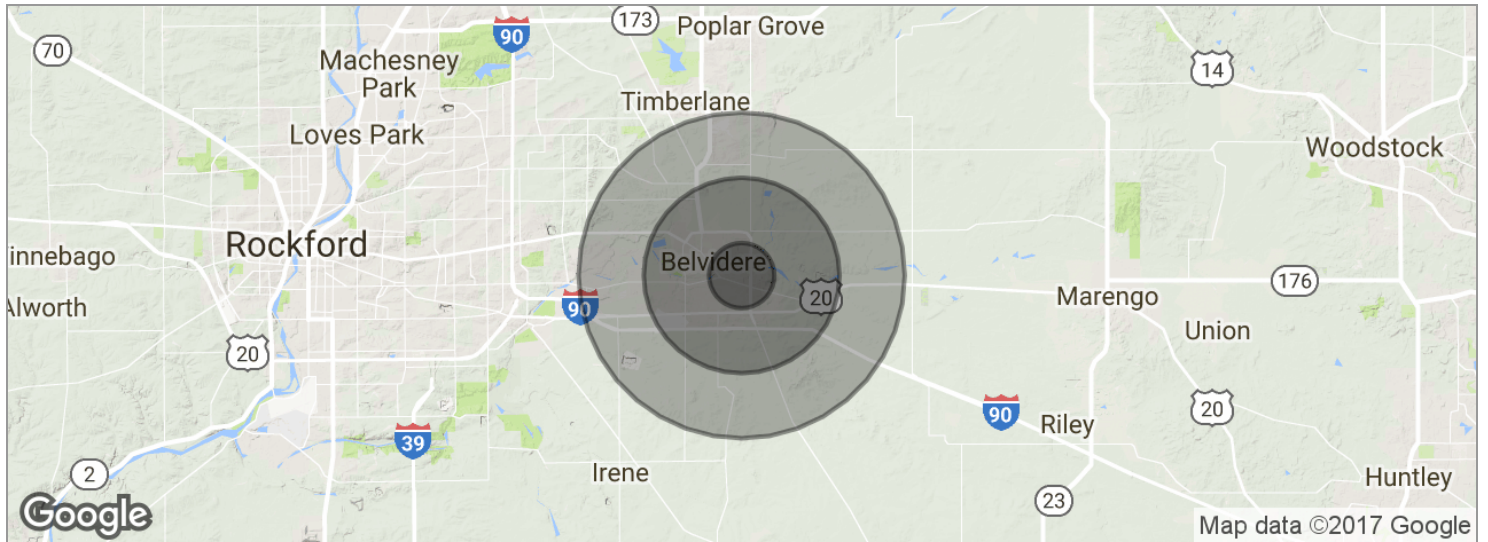
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,463	29,040	37,989
Median age	31.7	33.4	34.8
Median age (male)	31.6	31.6	33.4
Median age (Female)	31.6	34.9	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,233	9,971	13,075
# of persons per HH	2.9	2.9	2.9
Average HH income	\$55,792	\$58,892	\$66,401
Average house value	\$258,523	\$272,048	\$269,931

* Demographic data derived from 2010 US Census

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