

# RETAIL SPACE AVAILABLE

7000 FIRST RANGER DRIVE,  
SOUTH BELOIT, IL 61080

**FOR LEASE – 1,727 SF**



## Property Information

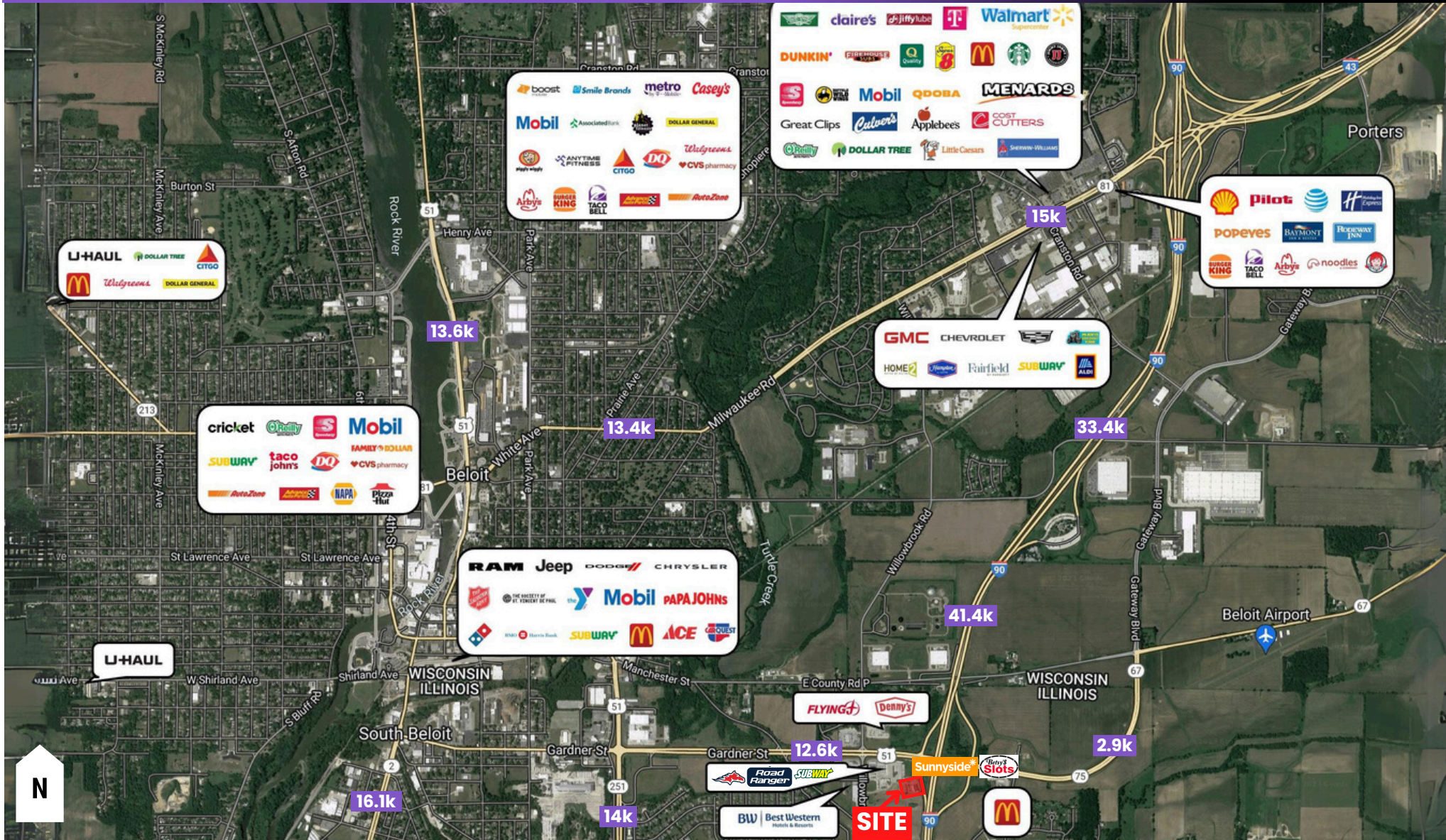
- Endcap with drive-thru opportunity
- Caters to commuter traffic between IL & WI - 33,000 VPD
- Superior visibility from I-90
- Signage opportunities
- Sunnyside, traffic-driving co-tenant, grosses \$56M per year & averages 1,300 transactions per day

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	1,869	\$94,901	26
3 Miles:	29,949	\$88,193	961
5 Miles:	70,947	\$91,111	1,889

# AERIAL | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080

## 0.5 MILES FROM I-90 HIGHWAY



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# SITE SURVEY | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080

## SUPERIOR VISIBILITY FROM I-90



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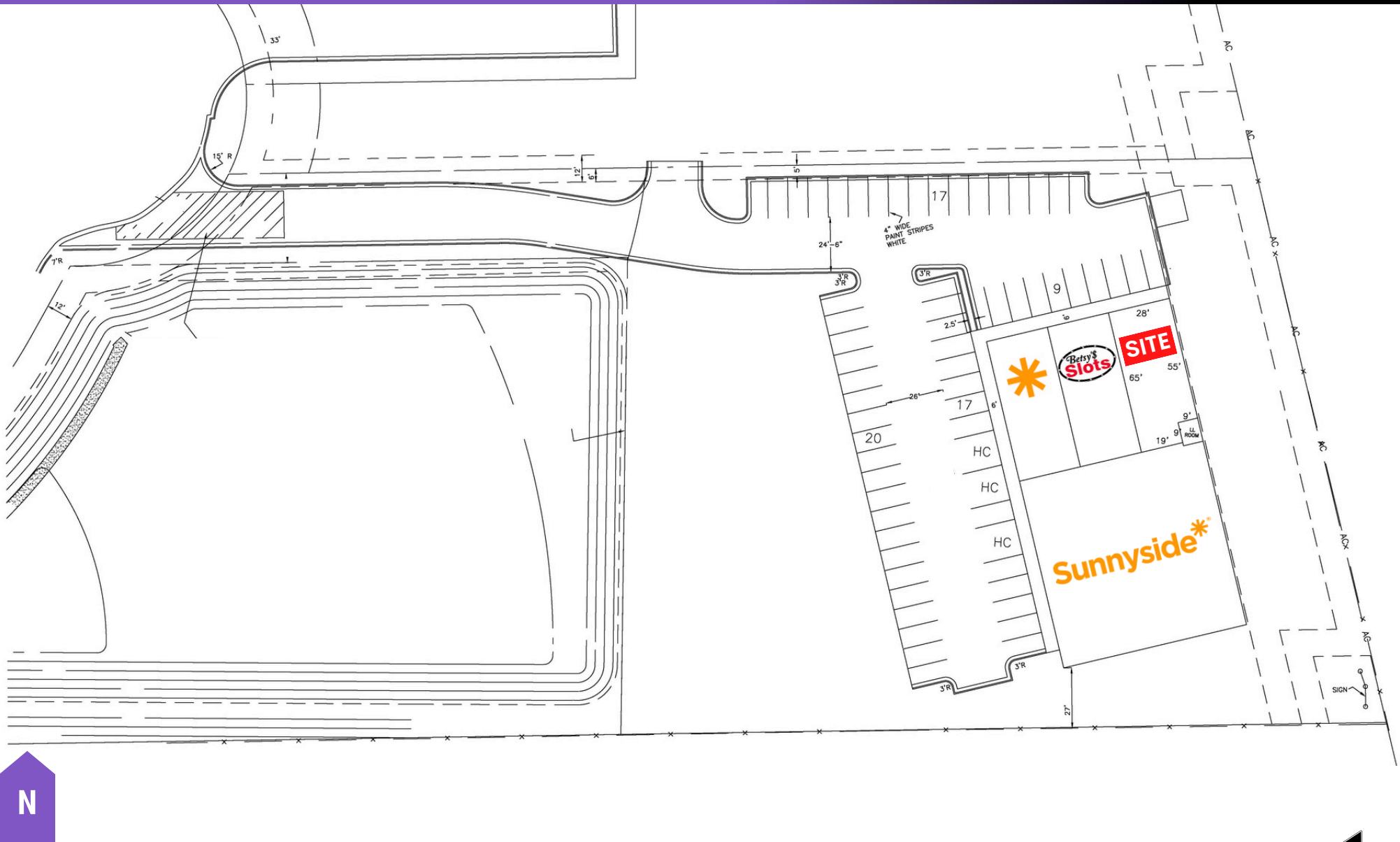
6801 Spring Creek Road, Rockford, IL 61114



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# SITE PLAN | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080

## CURRENT SITE PLAN



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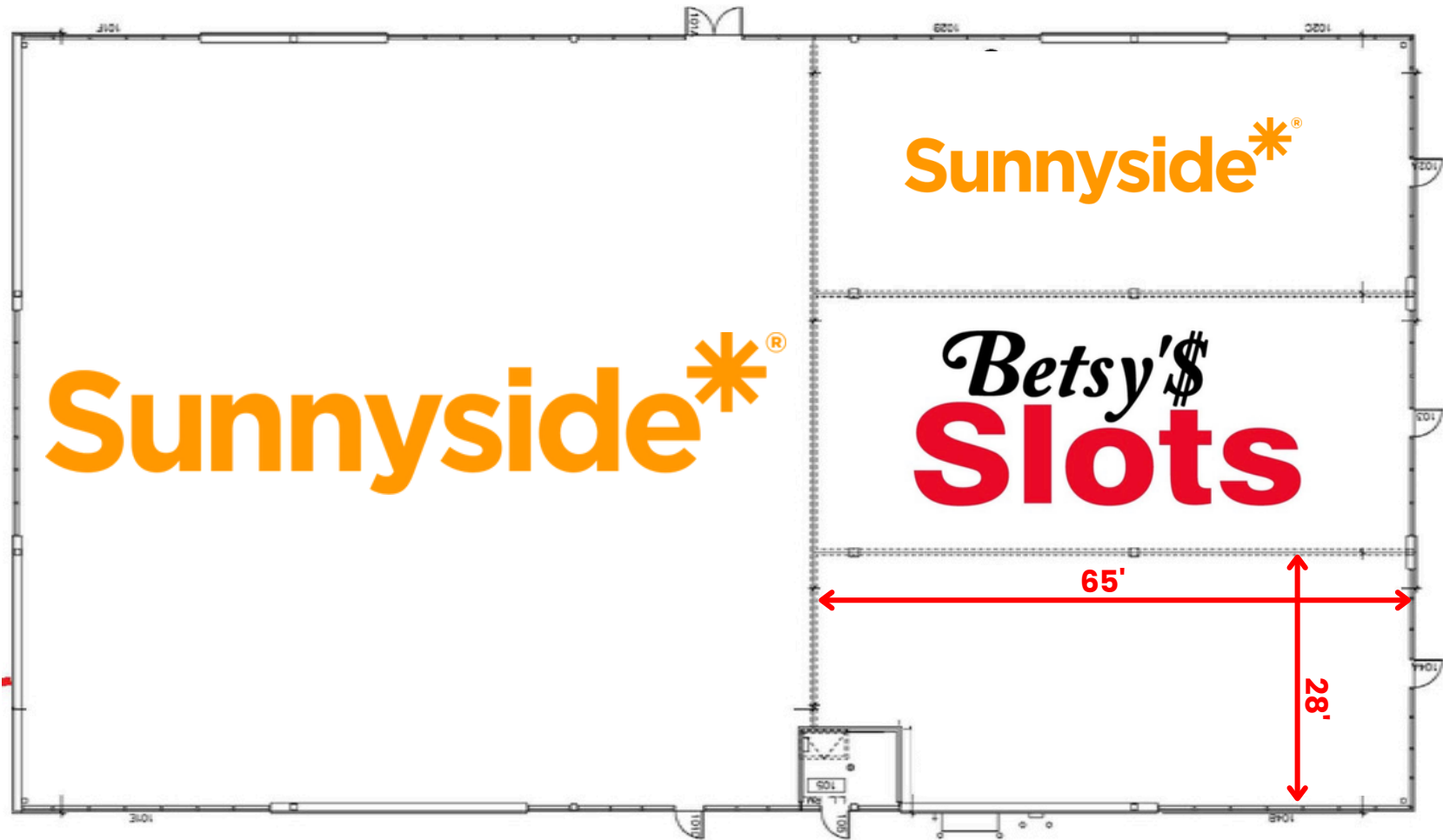
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FLOOR PLAN | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080  
**SUITE 6282: SHELL END-CAP**

**APPROX.  
1,727 SF**



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# PLOTS | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080

## LAND AVAILABLE FOR DEVELOPMENT



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