

# PRIME RETAIL AVAILABLE

1405 WEST LANE ROAD  
MACHESNEY PARK, IL 61115

**FOR LEASE – 1,156 SF**



## Property Information

- Located in the Heart of Machesney Park's Shopping Corridor
- High Traffic – Over 40,000 VPD Pass Through IL Route 173 and Hwy 251 Intersection
- Located 3 Miles from I-90
- Superior Visibility Along the Busiest Streets in Machesney Park
- Building Signage Available

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,036	\$112,952	436
3 Miles:	34,996	\$116,287	1,125
5 Miles:	83,238	\$120,783	2,634



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

# AERIAL | 1405 WEST LANE ROAD, MACHESNEY PARK, IL 61115

## EXCELLENT VISIBILITY ON IL-173



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# SITE SURVEY | 1405 WEST LANE ROAD, MACHESNEY PARK, IL 61115

## HIGH TRAFFIC AREA - 22K VPD



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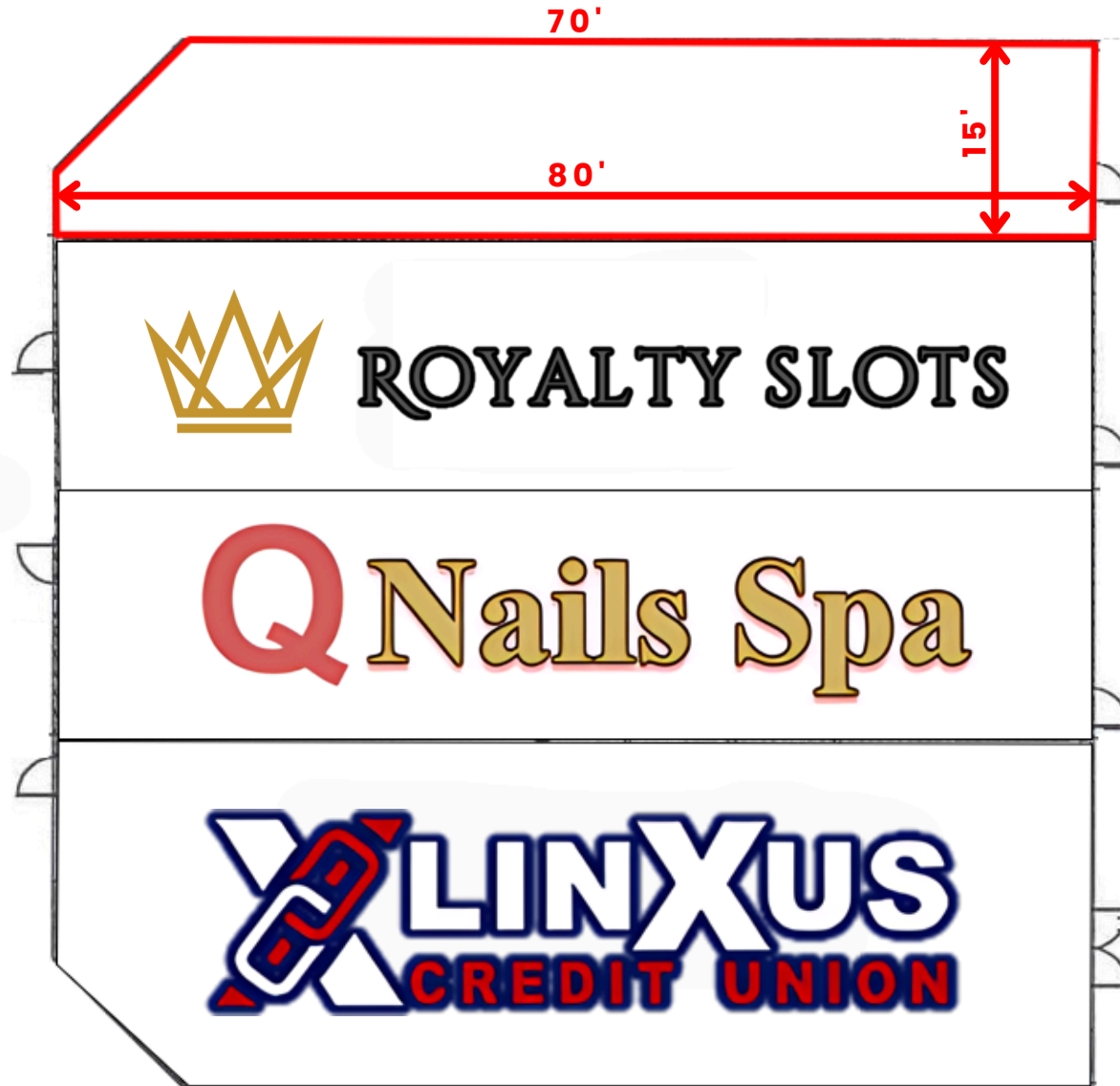


SITE PLAN | 1405 WEST LANE ROAD, MACHESNEY PARK, IL 61115

# SITE PLAN: SUITE D - 1,156 SF

**APPROX.  
1,156 SF**

ILLINOIS ROUTE 173



»  
**LOWE'S**



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