

SOUTHGATE SHOPPING CENTER

1501 SANDY HOLLOW ROAD
ROCKFORD, IL 61109

FOR LEASE: 6,836-70,000 SF



Property Information

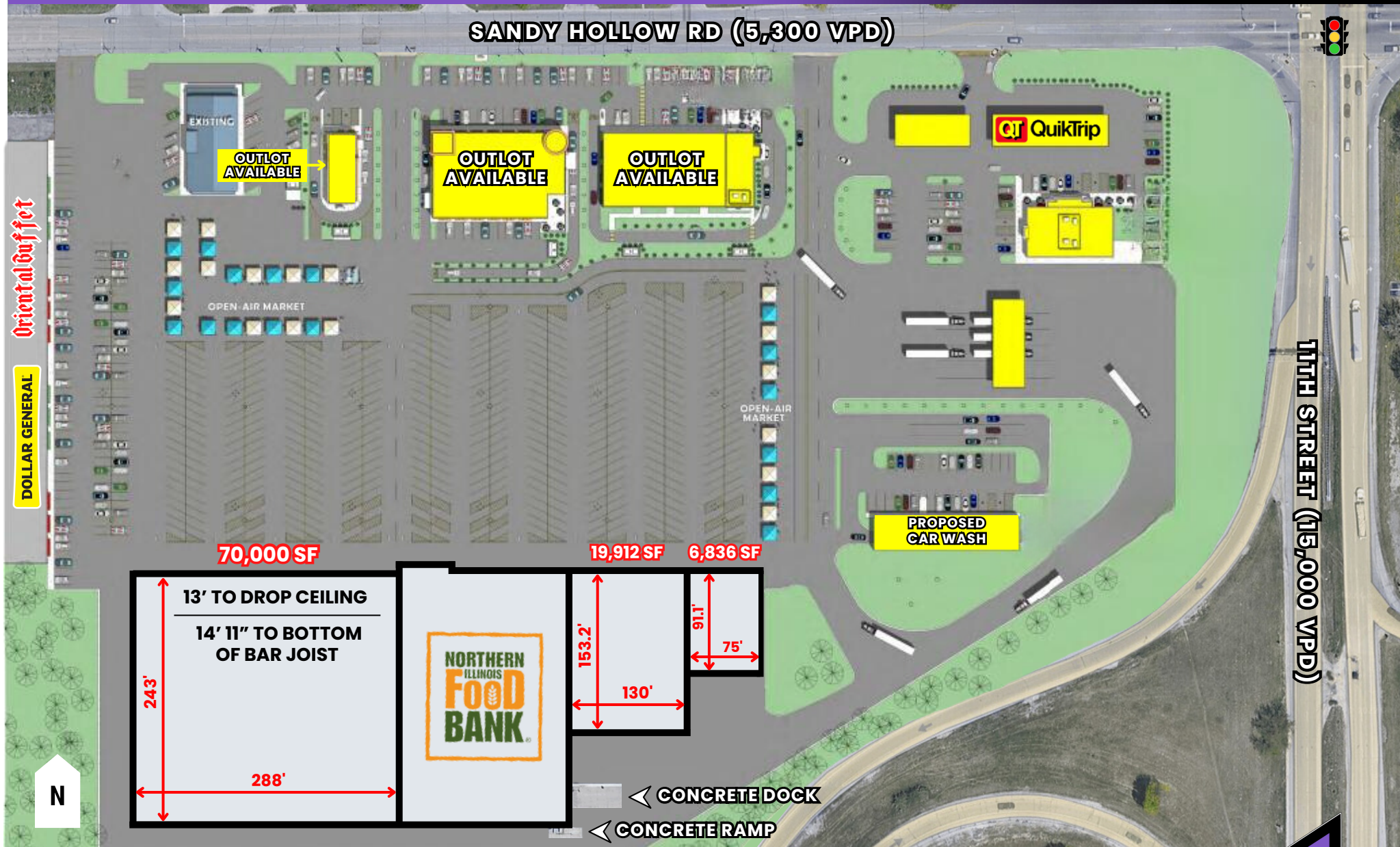
- Irreplaceable Route 20 Ramp Location
- 13' to Drop Ceiling and 14' 11" to Bottom of Bar Joist
- High Nearby Traffic Counts
- Signage Available from Bypass 20
- Strong Retail Corner with Significant Upside Potential
- New Construction Opportunity

Demographics

	Population	Average Household Income	Businesses
1 Mile:	6,754	\$72,877	193
3 Miles:	53,299	\$75,193	1,446
5 Miles:	121,409	\$87,148	3,837

PROPOSED SITE PLAN | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109

PROPOSED SITE PLAN REDEVELOPMENT



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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RENDERINGS | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109

PROPOSED DEVELOPMENT



SANDY HOLLOW ENTRANCE – PROPOSED



SANDY HOLLOW EASTBOUND – PROPOSED



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