



**CONFIDENTIAL: RESTAURANT IS STILL OPEN AND OPERATING.
PLEASE DO NOT DISTURB EMPLOYEES OR OPERATIONS.**

PROPERTY PROFILE		DEMOGRAPHICS		
			3 mile	5 mile
Available	2,889 SF building on 1.17 AC	Population	27,456	39,073
Area Retailers	Aldi, McDonald's, Taco Bell, Family Dollar	Average HHI	\$91,793	\$108,844
Traffic Count	11,900 VPD	Households	10,277	14,597
R.E. Taxes	\$12,268.70	Employment	8,543	10,631

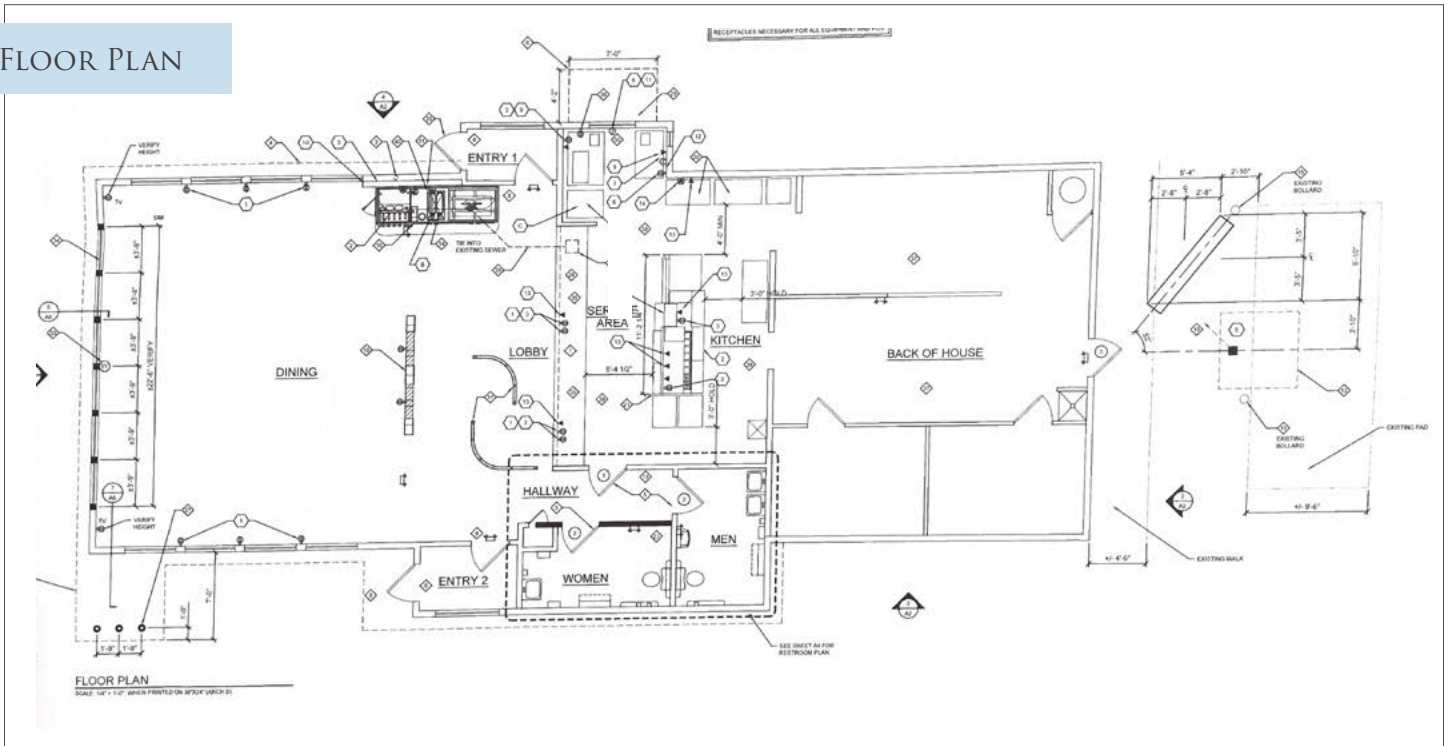
PROPERTY HIGHLIGHTS
<ul style="list-style-type: none"> • True turnkey quick-service restaurant building with existing drive-thru and all FF&E negotiable • Recently-remodeled restaurant in excellent condition situated on a prominent one-acre site in downtown Belvidere • Strong QSR corridor with McDonalds, Culver's, Taco Bell, DQ, Jimmy John's & Chipotle being built right next door. • One-acre site with developable area behind the restaurant

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MARKET AERIAL



FLOOR PLAN



PHOTOS

