

CONFIDENTIAL: RESTAURANT IS STILL OPEN AND OPERATING.

PLEASE DO NOT DISTURB EMPLOYEES OR OPERATIONS.

PROPERTY PROFILE

Available	2,889 SF building on 1.17 AC	
Area Retailers	Aldi, McDonald's, Taco Bell, Family Dollar	
Traffic Count	11,900 VPD	
R.E. Taxes	\$12,268.70	

DEMOGRAPHICS

	1	
	3 mile	5 mile
Population	27,456	39,073
Average HHI	\$91,793	\$108,844
Households	10,277	14,597
Employment	8,543	10,631

PROPERTY HIGHLIGHTS

- 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

CONTACT

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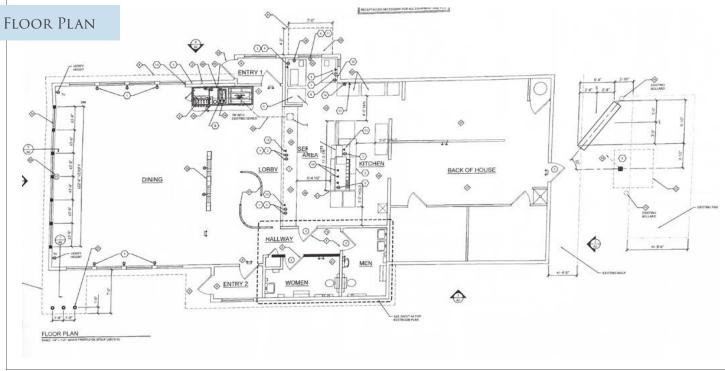
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FOR LEASE DRIVE-THRU RESTAURANT IN THE HEART OF BELVIDERE

2010 North State Street | Belvidere, Illinois





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