

# SOUTHGATE SHOPPING CENTER

1441 SANDY HOLLOW ROAD,  
ROCKFORD, IL 61109

**FOR LEASE - 2,052 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

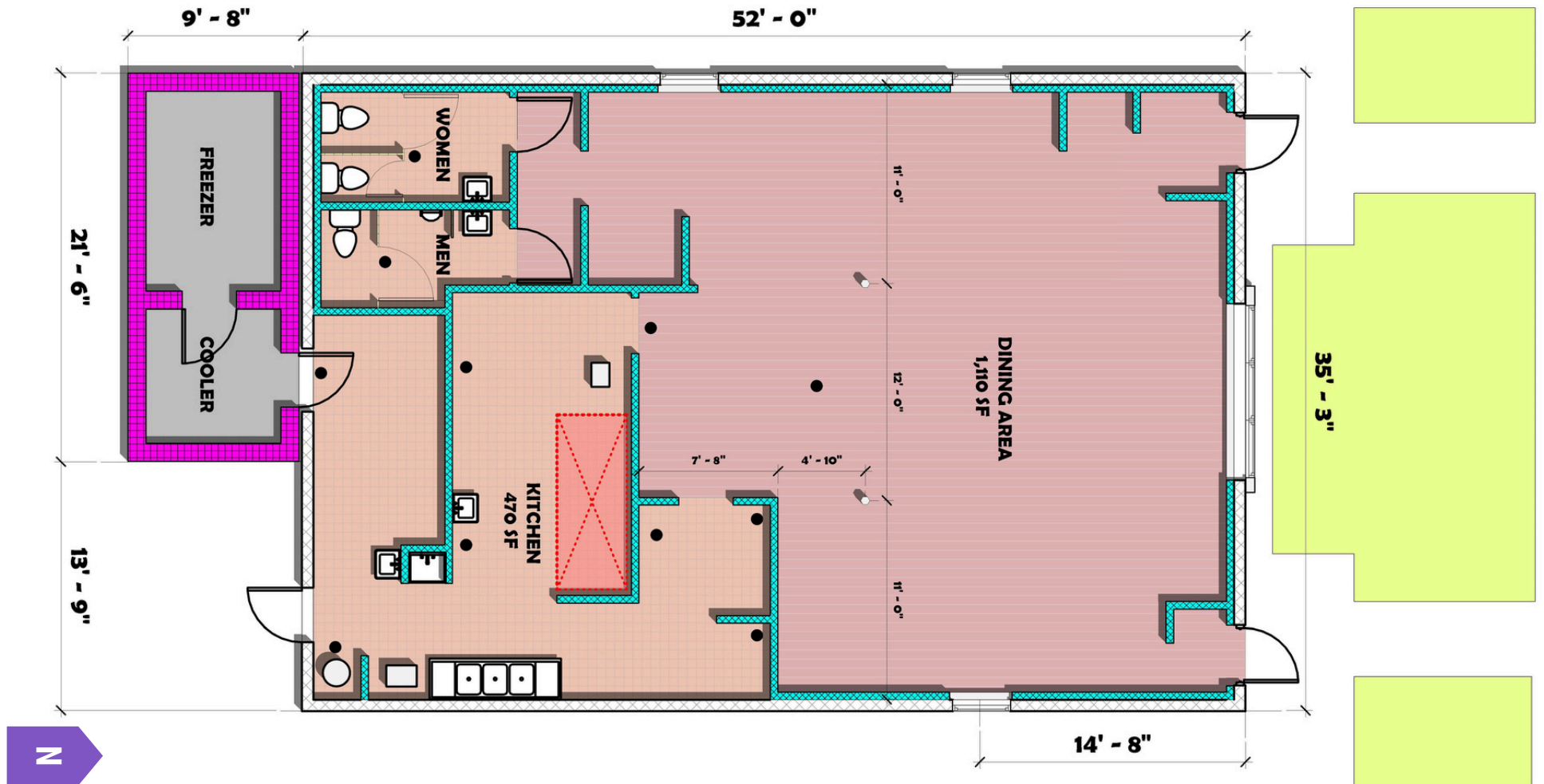




# FLOOR PLAN | 1441 SANDY HOLLOW RD, ROCKFORD, IL 61109

## FLOOR PLAN - RESTAURANT OUTLOT

**APPROX.  
2,052 SF**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

# RENDERINGS | 1441 SANDY HOLLOW RD, ROCKFORD, IL 61109

## PROPOSED DEVELOPMENT



**SANDY HOLLOW ENTRANCE - PROPOSED**



**SANDY HOLLOW EASTBOUND - PROPOSED**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group