

# DEVELOPMENT OPPORTUNITY

## 1.8 ACRES LAND FOR SALE or BTS LEASE

9733 N. Alpine Rd.  
Machesney Park, IL

1,200 – 6,000 SF  
Willow Creek Retail



### PROPERTY DESCRIPTION:

- Corner site is served by a fully signalized intersection.
- Right-in/Right-out access from N. Alpine Rd.
- Less than five minutes to I-90/Rte. 173 interchange.
- Shadow anchored by Lowe's, Kohl's, Target, Home Depot and Menard's. Other tenants include Buffalo Wild Wings, Verizon Wireless, and Anytime Fitness.
- Will build to suit.
- Low Winnebago County real estate taxes.
- No Machesney Park municipal real estate taxes.
- Call for pricing.



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Gambino Realtors  
3815 N. Mulford Rd.  
Rockford, IL 61114

# Willow Creek Retail

1.8 ACRES

LOCATED IN MACHESNEY PARK'S  
RAPIDLY-GROWING IL-173  
RETAIL CORRIDOR

This high-quality development opportunity, offers a prime position in the quickly evolving retail corridor of Machesney Park. Being one of the only remaining available properties with corridor visibility, this highly sought-after location shares a back-drop with Kohls, Target, Lowes Home Improvement, Hobby Lobby, TJ-Max and many other national retailers.

15,000 VPD

21,000 VPD

Proposed Site

Mister

Comerstone

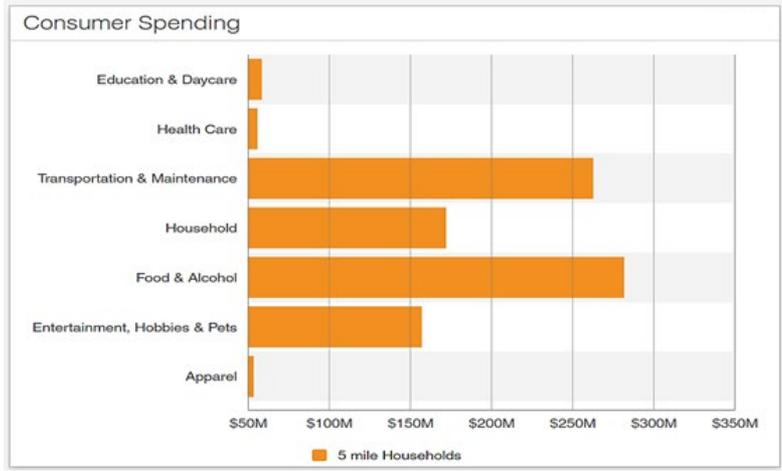
BEEF ROO

THE HOME DEPOT target PETSMART HOBBY LOBBY HomeGoods chili's U.S. Cellular MENARDS Steak Shake CHIPOTLE SPEEDWAY AUTO MALL

KOHL'S Arby's McDonald's L.A. TAN SEPHORA

TJ-MAXX TACO BELL ROSS DRESS FOR LESS ULTA BEAUTY OLD NAVY FAMOUS footwear rue21 maurices Starbucks Michaels Freddy's STEAKBURGERS MOD PIZZA Potbelly LOWE'S

ALDI BUFFALO WILD WINGS Chick-fil-A ILLINOIS BANK & TRUST verizon Advance! Auto Parts Firestone ANYTIME FITNESS Jersey Mike's Mister PIZZA HUT

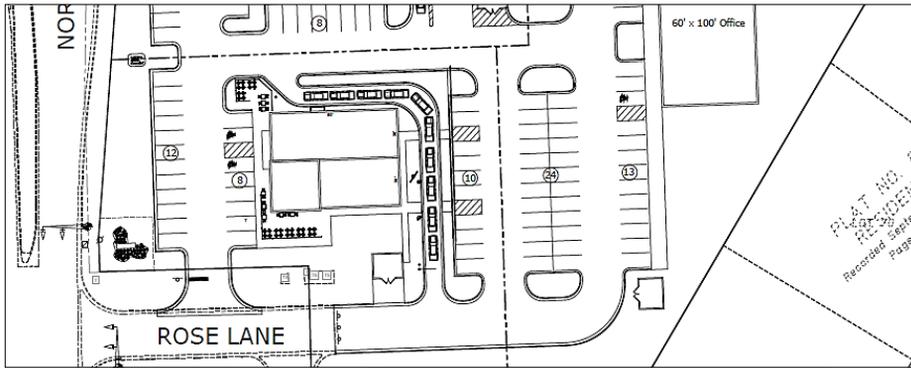


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9733 N. ALPINE ROAD, MACHESNEY PARK, ILLINOIS

## PROPOSED DEVELOPMENT



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# WILLOW CREEK RETAIL

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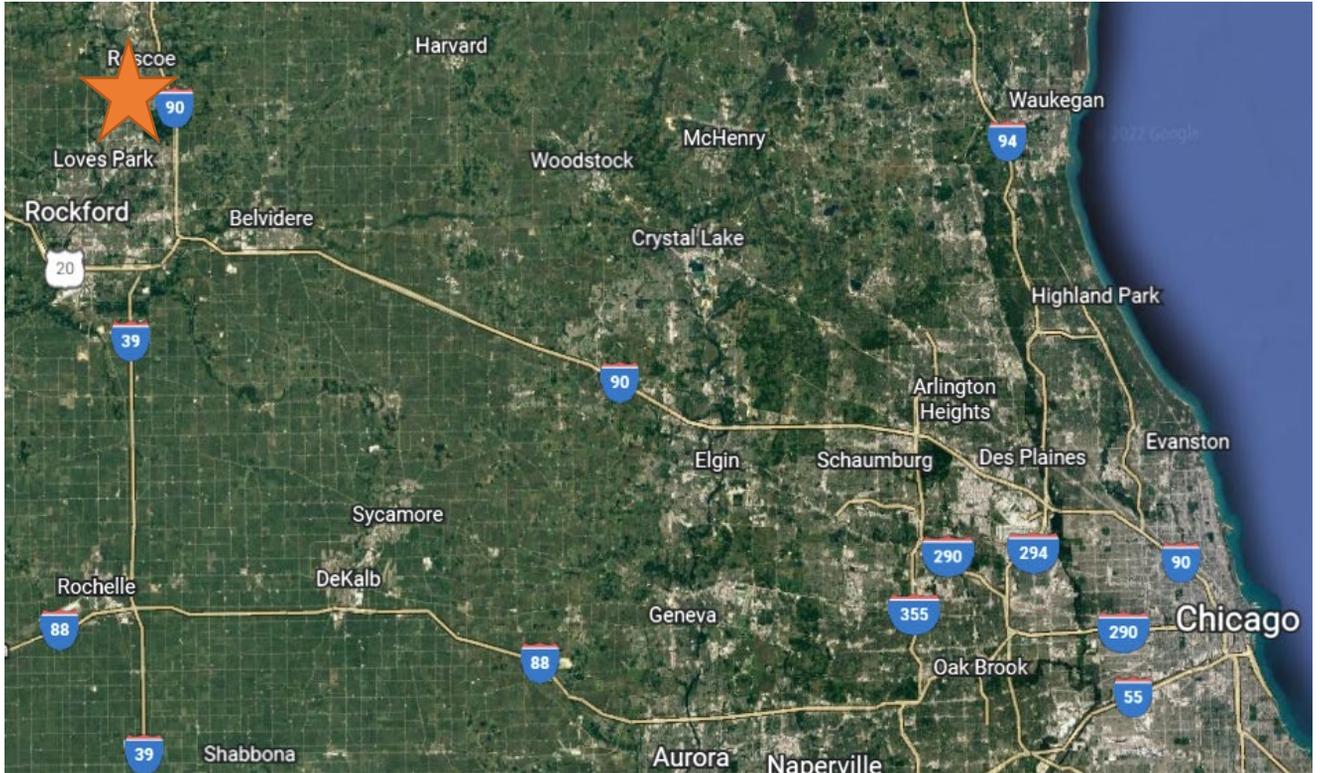
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