

RETAIL AND OUTLOTS AVAILABLE FOR LEASE OR GROUND LEASE

6550 N. ALPINE ROAD

SEC Alpine Road and Forest Hills Road | Loves Park, Illinois 61111



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RETAIL AVAILABLE

6550 N Alpine Road – ±72,370 SF former grocer space with open floor plan and high ceilings

OUTLOTS AVAILABLE

6915 Forest Hills Road – ±0.80 Acres

- Corner site with QSR, coffee, or retail service potential

6552 N Alpine Road – ±0.53 Acres (Can be expanded)

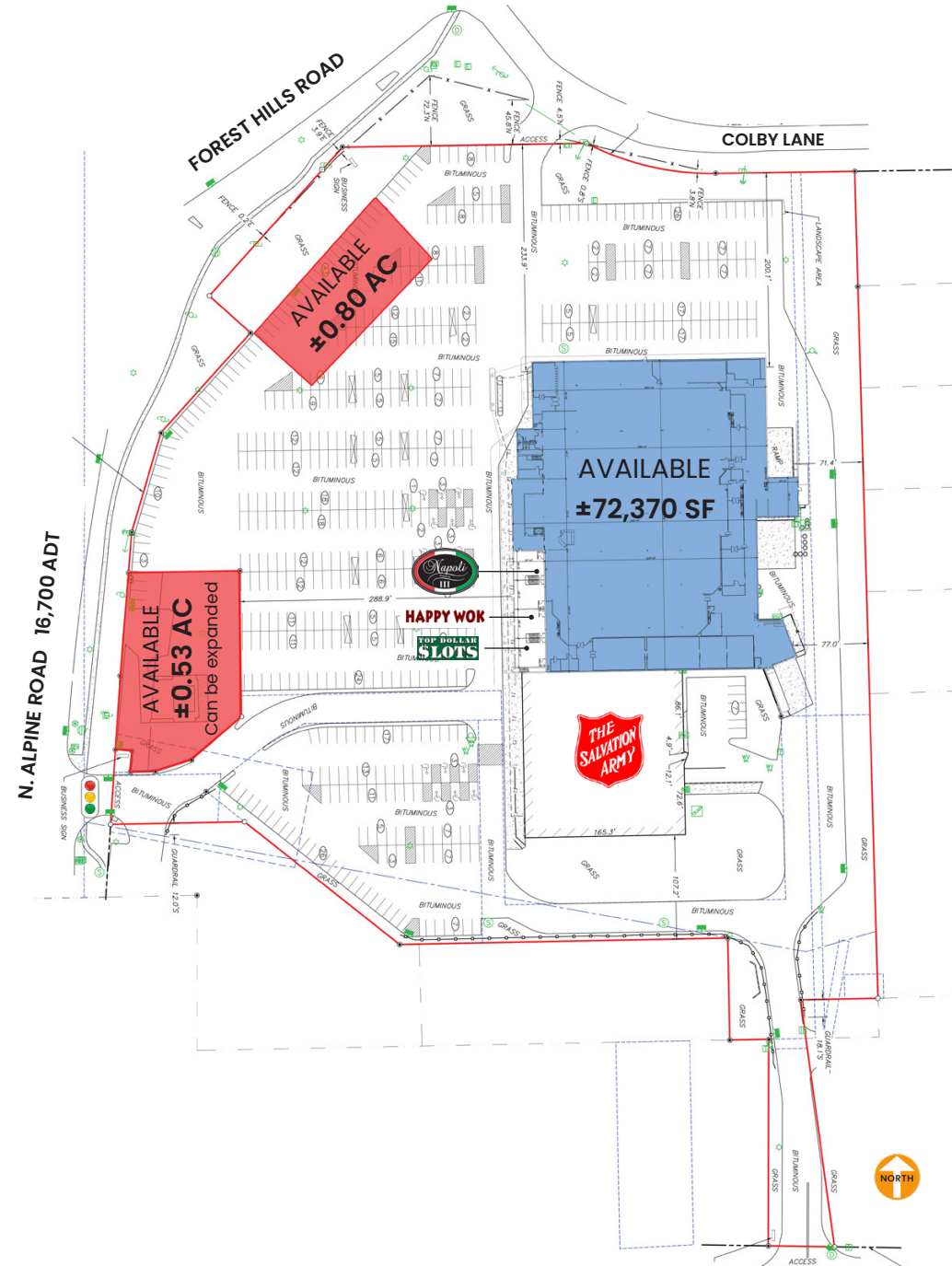
- Prominent pad site, ideal for drive-thru or small retail

PROPERTY HIGHLIGHTS

- Located in the heart of Loves Park's primary retail hub
- Ample parking and convenient access from multiple points
- Surrounded by top national and regional retailers including Walmart, Menards, and Meijer
- Strong demographics with dense residential population and robust daytime employment base
- Zoned commercial – supports a wide range of retail, service, and commercial uses
- Excellent location within minutes of the I-90 and US-20 interchange

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,149	63,787	145,766
Average HH Income	\$85,639	\$95,012	\$86,539
Daytime Population	8,548	61,104	163,658



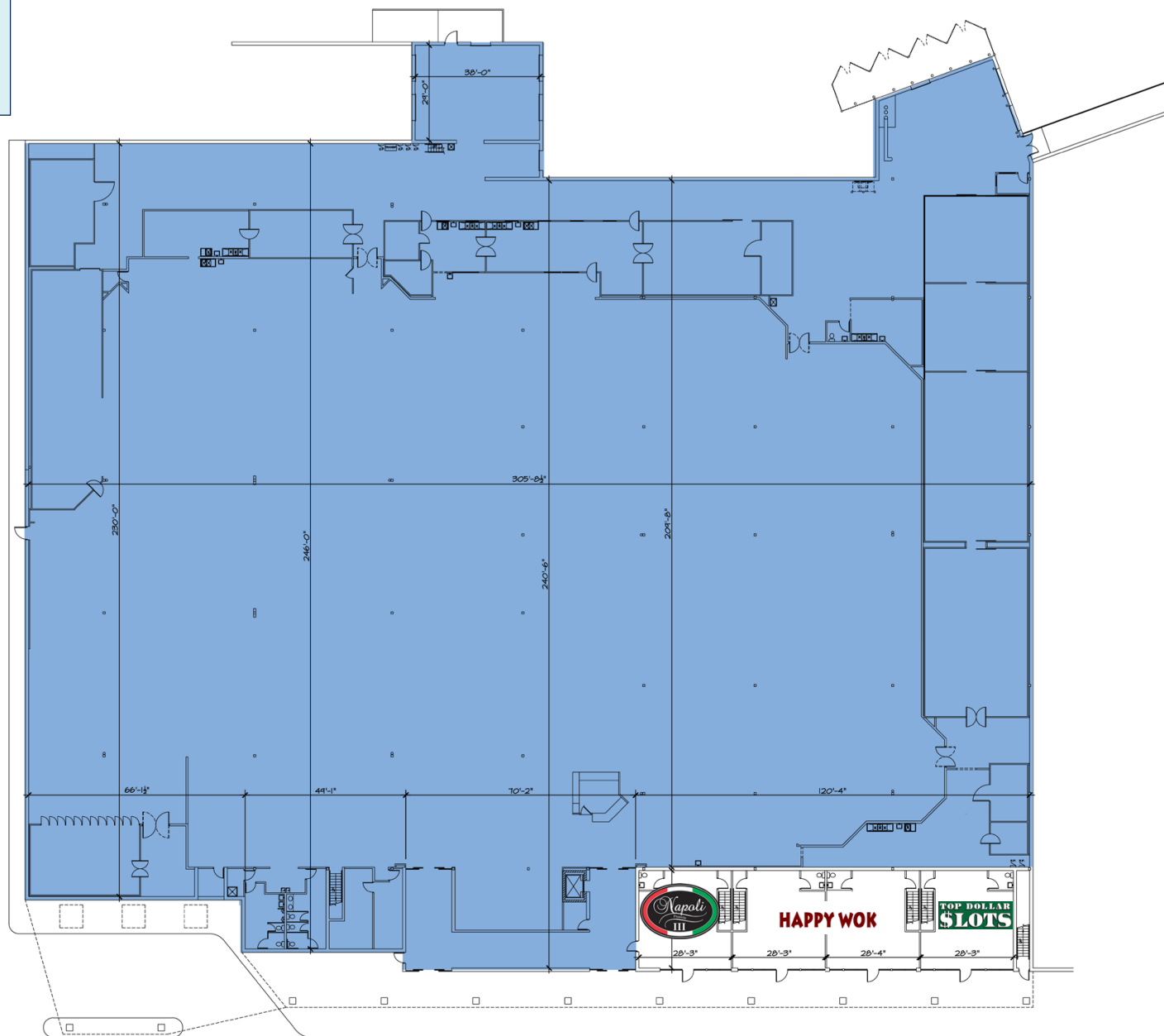
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Retail Space Available
±72,370 SF

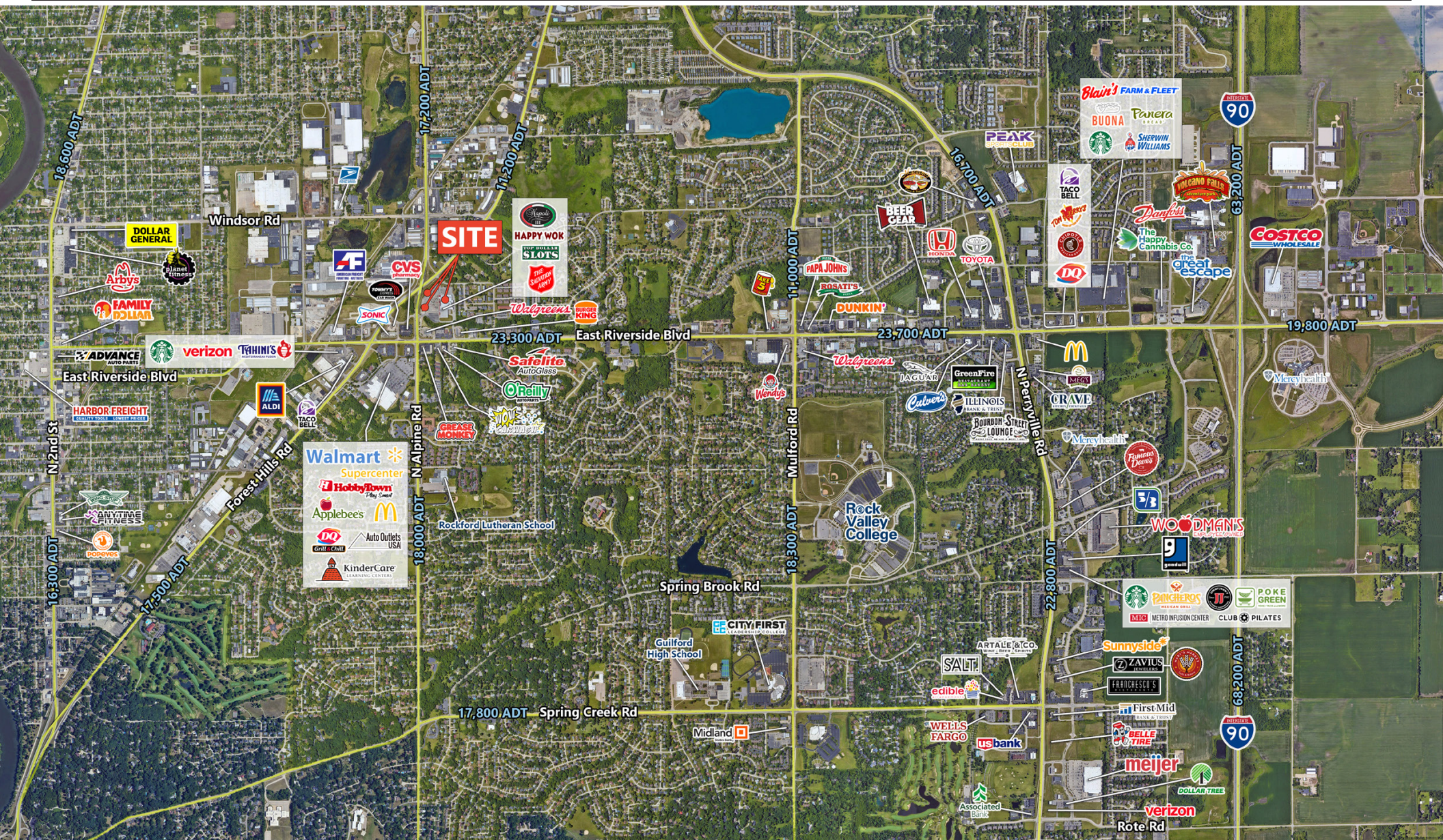


Alpine Road 16,700 ADT

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FOR MORE
INFORMATION
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RESOURCES**
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