

Prime Development Opportunity Along Belvidere's Main Commercial Corridor

# 942 BELVIDERE ROAD

Belvidere, Illinois 61008



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## PROPERTY HIGHLIGHTS

- ±1.41 Acres Available For Sale, Ground Lease, or Build to Suit
- Excellent frontage & exposure along Belvidere Road (Route 76)
- Flexible zoning ideal for retail, commercial, office, or light industrial use
- Convenient access to I-90 and U.S. Route 20
- Surrounded by strong local businesses and expanding industrial base
- Minutes from downtown Belvidere and major employers
- Situated within a growing market fueled by regional manufacturing investment

## LOCATION ADVANTAGES

- High-traffic corridor with strong visibility for signage and customer access
- Centrally positioned between Rockford and the Chicago metro area
- Excellent labor pool and business-friendly environment
- Supported by nearby residential growth and retail demand

## DEMOGRAPHICS

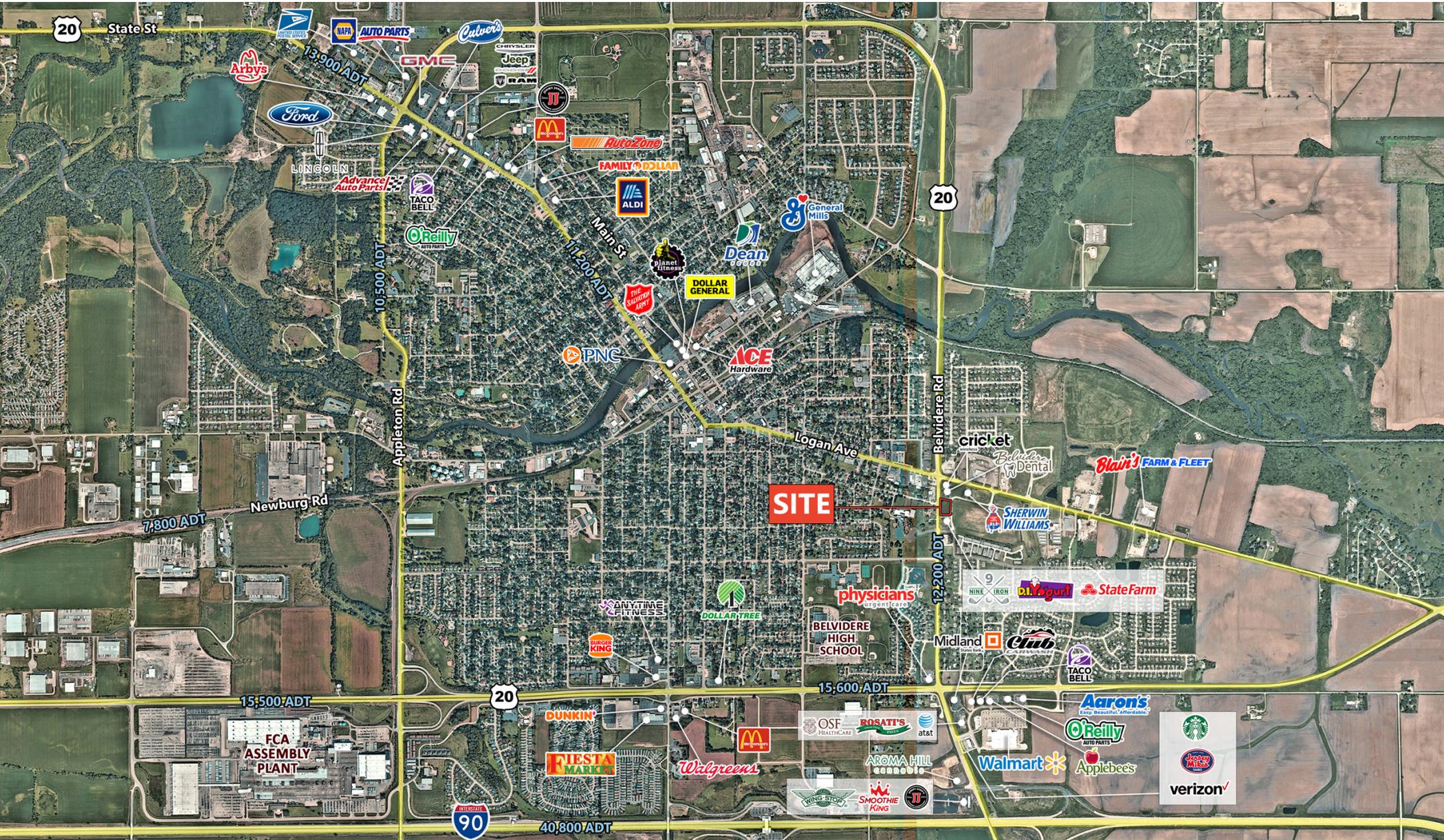
	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	24,118	30,163	85,833
<b>Average HH Income</b>	\$82,298	\$89,547	\$107,275
<b>Daytime Population</b>	25,121	30,535	92,474



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FOR MORE  
INFORMATION  
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