

PRIME RETAIL AVAILABLE

1419 WEST LANE ROAD
MACHESNEY PARK, IL 61115

FOR LEASE: 625-2,785 SF



Property Information

- Located in the Heart of Machesney Park's Shopping Corridor
- High Traffic Area - Over 50k VPD Pass Through IL Rt 173 & Hwy 251
- Superior Visibility Along the Busiest Streets in Machesney Park
- Located 3 Miles from I-90
- Building & Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,842	\$62,715	371
3 Miles:	34,805	\$57,709	1,116
5 Miles:	85,020	\$59,239	2,634



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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AERIAL | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

EXCELLENT VISIBILITY ON IL-173



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SITE SURVEY | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

HIGH TRAFFIC AREA - 22K VPD



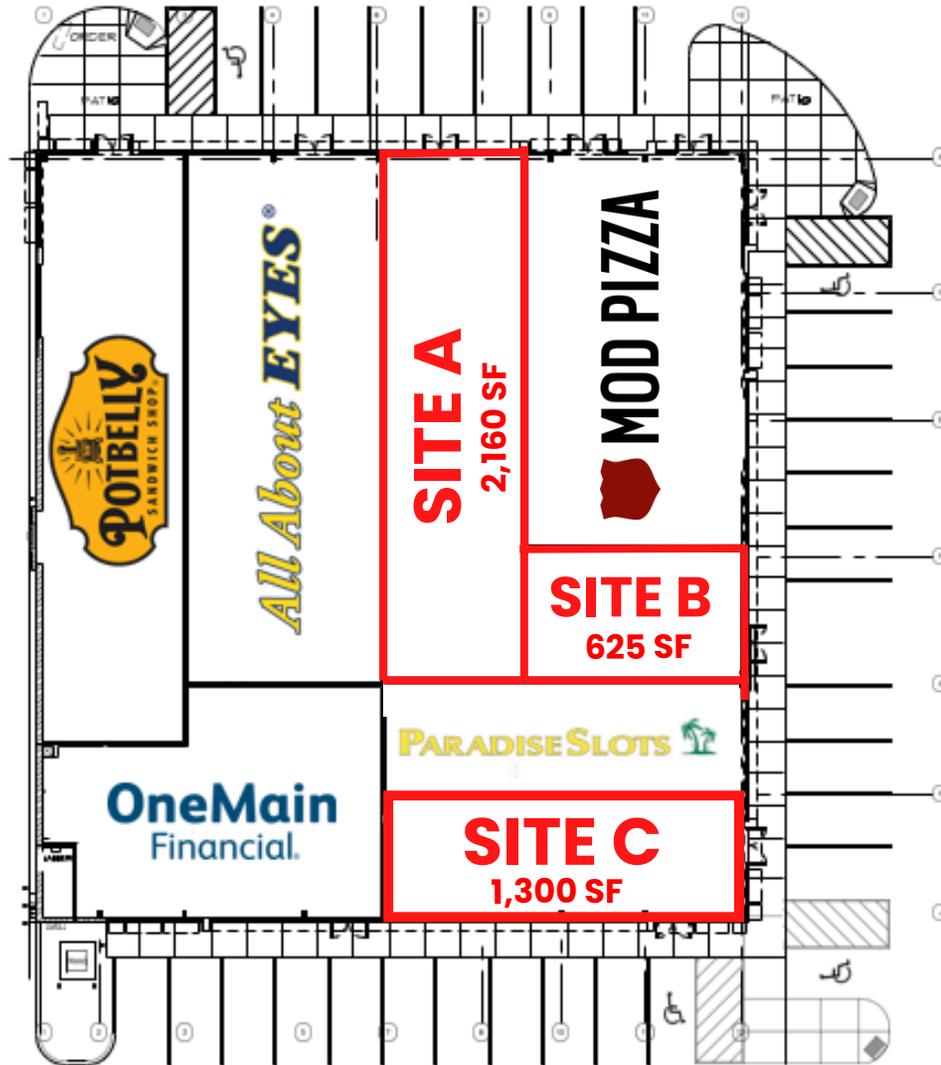
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SITE PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

EXISTING SITE PLAN

IL ROUTE 173 / WEST LANE ROAD



N ALPINE ROAD



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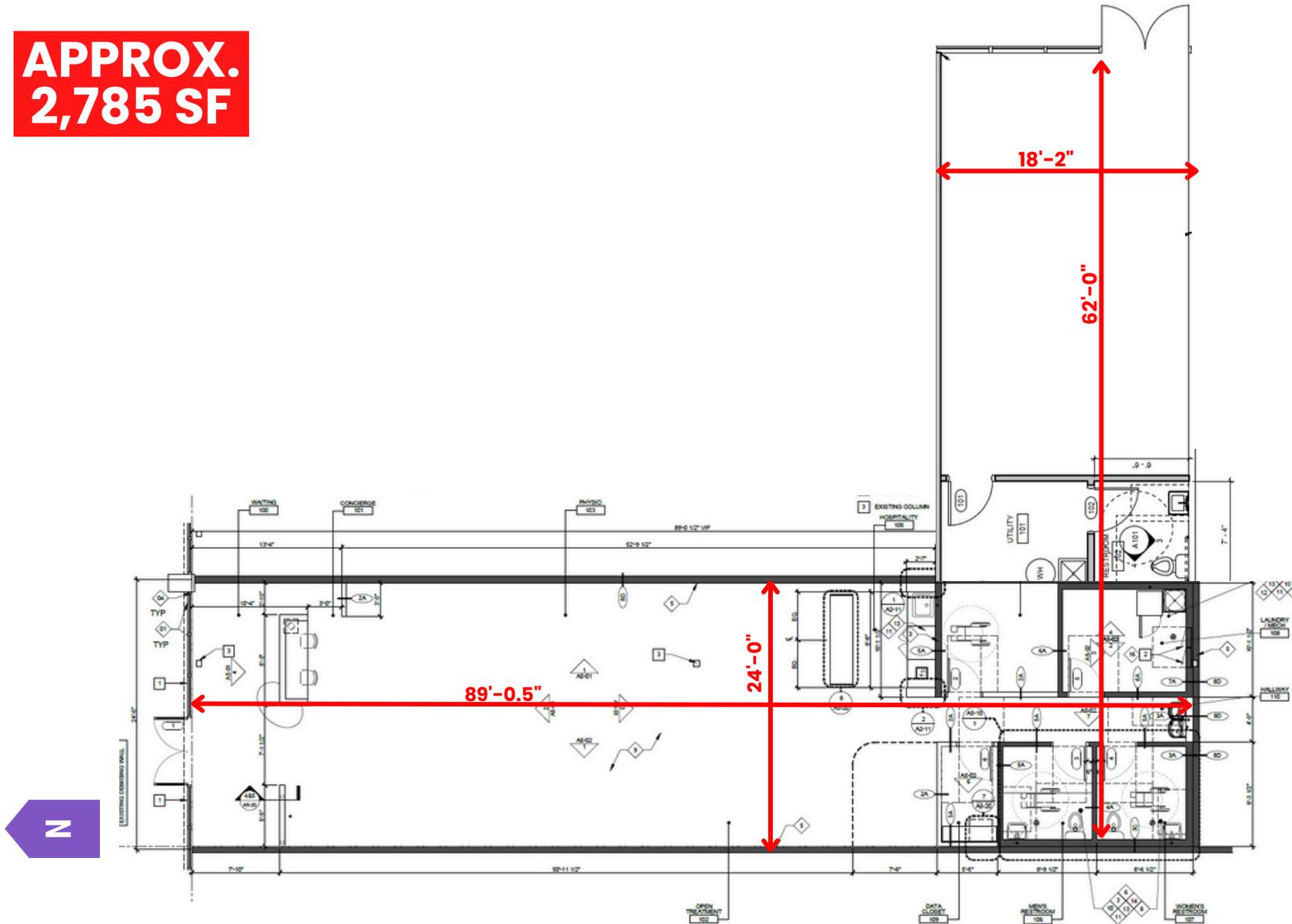


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FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

SITE A & B: CAN COMBINE SUITES

**APPROX.
2,785 SF**



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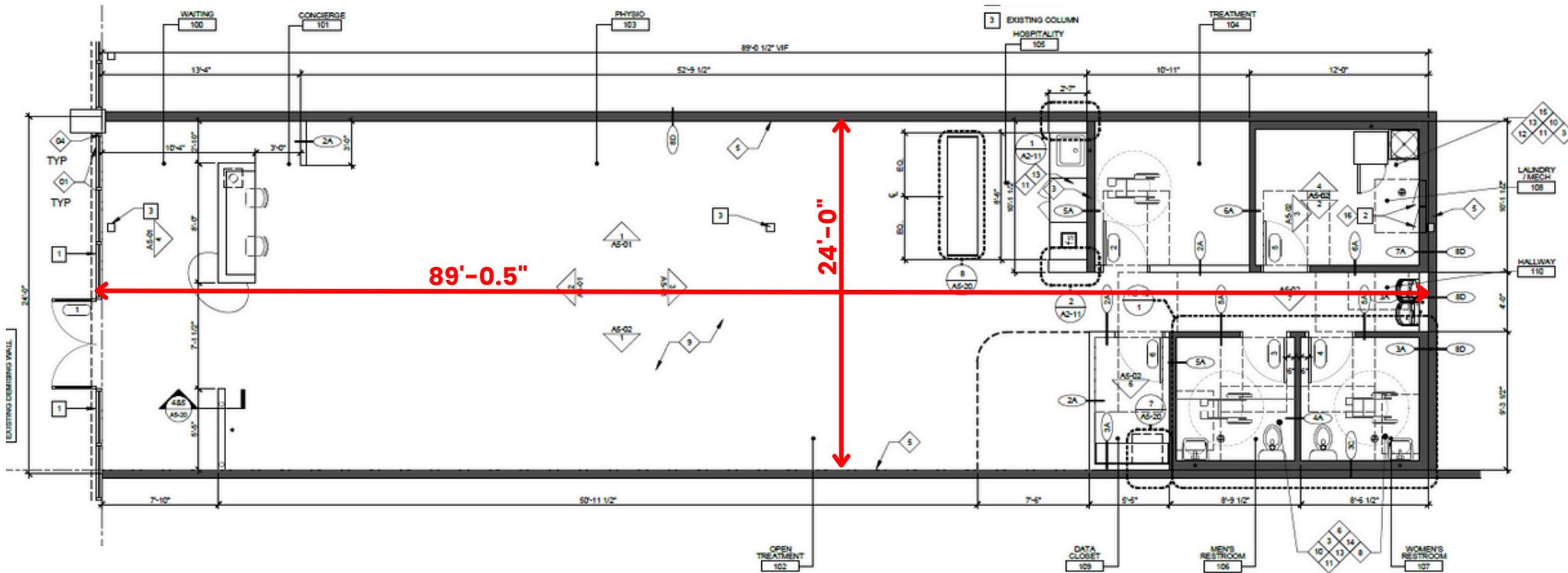


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FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

SITE A: SUITE C - 2,160 SF

APPROX.
2,160 SF



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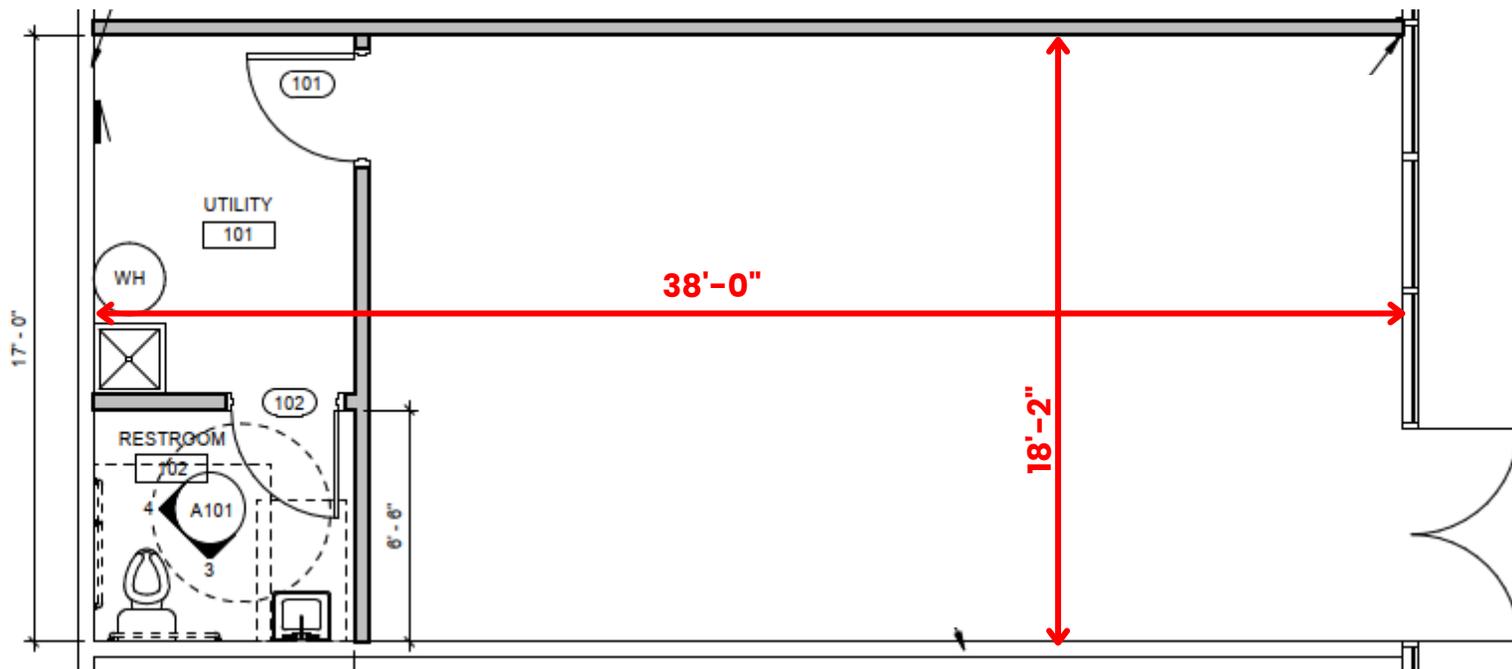


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FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115

SITE B: SUITE E - 625 SF

**APPROX.
625 SF**



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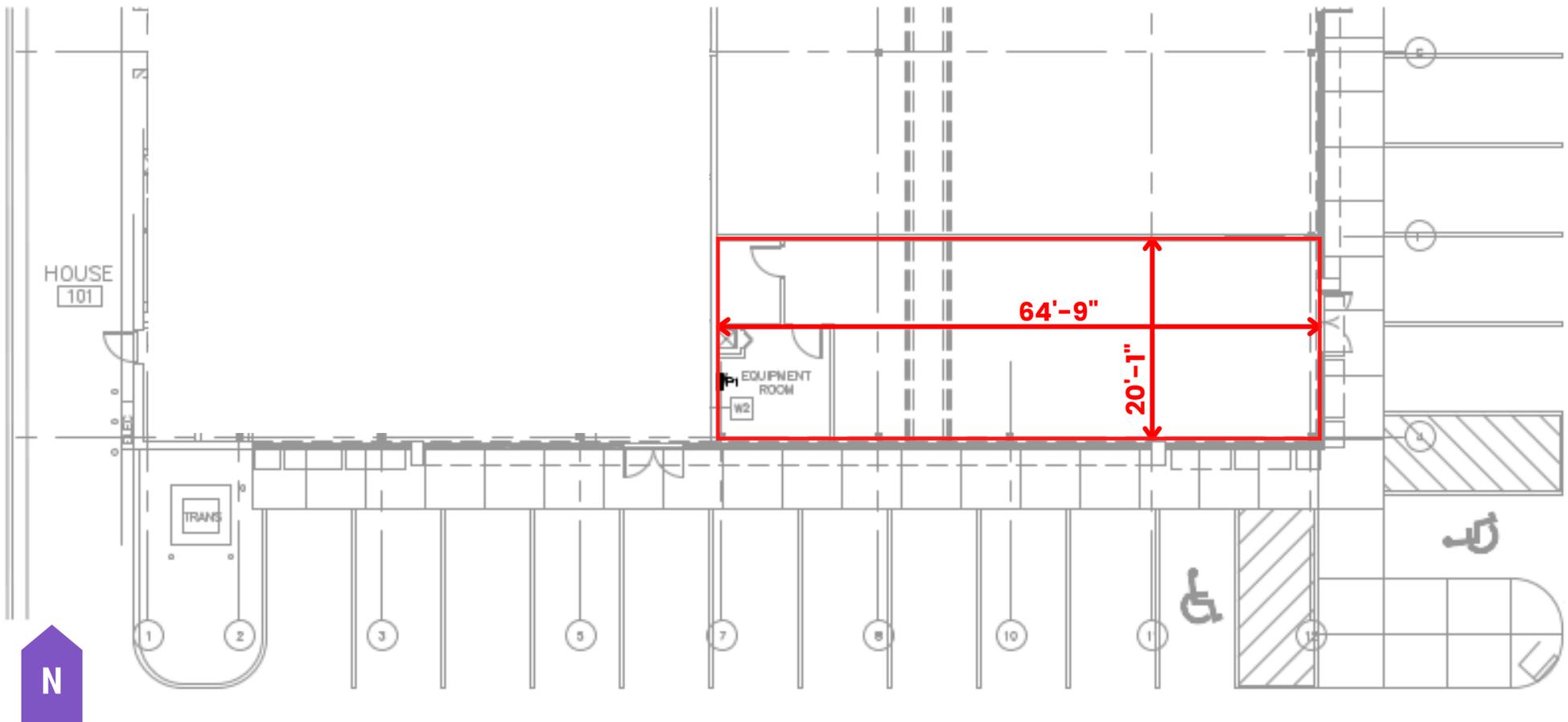
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FLOOR PLAN | 1419 WEST LANE ROAD, MACHESNEY PARK, IL 61115
SITE C: SUITE G - 1,300 SF

**APPROX.
1,300 SF**



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