

MACHESNEY CROSSINGS OUTLOT

1017 WEST LANE ROAD
MACHESNEY PARK, IL 61115

FOR LEASE | NEW DEVELOPMENT : 1,495-3,119 SF



Property Information

- Ample parking with easy access to the community strip center
- Located in the heart of Machesney Park's Shopping Corridor
- High Traffic Area - over 40,000 VPD pass through IL Route 173 and Highway 251 intersection
- Superior visibility along the busiest streets in Machesney Park, IL
- Located 3 miles from I-90.
- Building and Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,853	\$112,650	415
3 Miles:	34,565	\$115,383	1,147
5 Miles:	84,697	\$120,215	2,648

AERIAL | 1017 WEST LANE RD, MACHESNEY PARK, IL 61115

EXCELLENT VISIBILITY FROM HWY



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SITE SURVEY | 1017 WEST LANE RD, MACHESNEY PARK, IL 61115

SITUATED NEAR TRAFFIC SIGNALS



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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 1017 WEST LANE RD, MACHESNEY PARK, IL 61115

OUTLOT AVAILABLE FOR DEVELOPMENT



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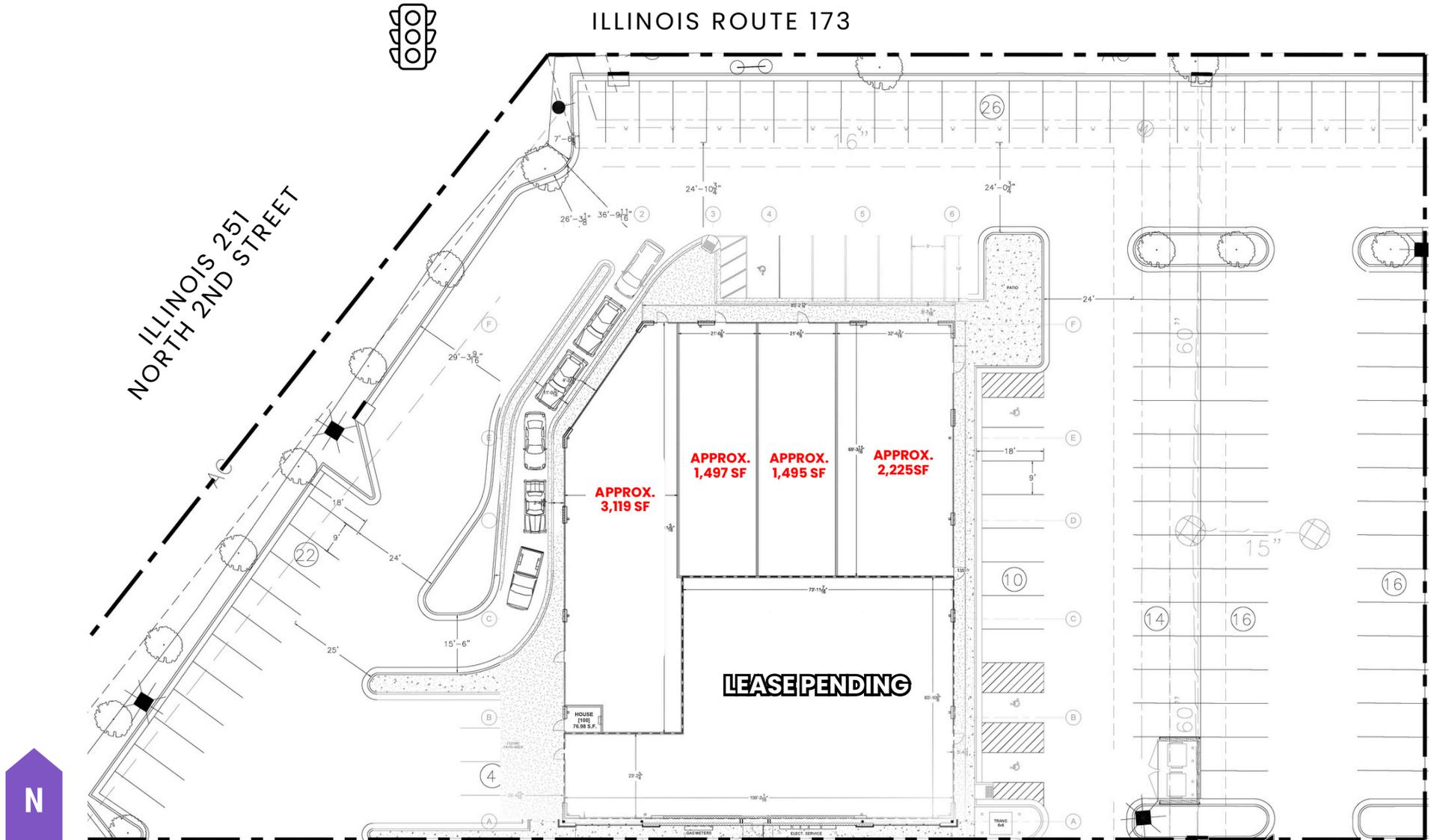
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 1017 WEST LANE RD, MACHESNEY PARK, IL 61115

DRIVE-THRU AVAILABLE FOR OUTLOT



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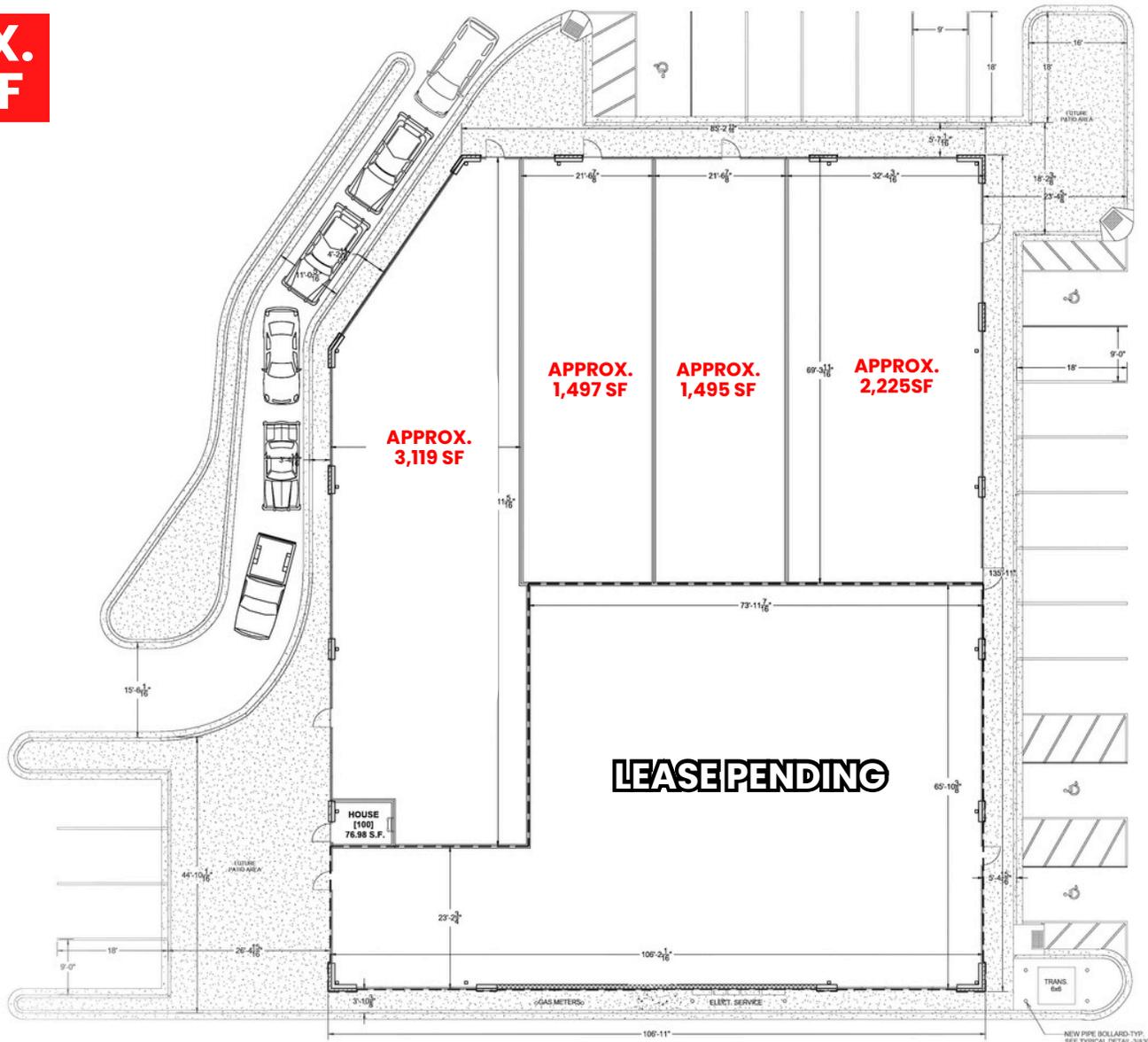
6801 Spring Creek Road, Rockford, IL 61114



FLOOR PLAN | 1017 WEST LANE RD, MACHESNEY PARK, IL 61115

PROPOSED FLOOR PLAN FOR OUTLOT

**APPROX.
8,416 SF**



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6801 Spring Creek Road, Rockford, IL 61114



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RENDERINGS | 1017 WEST LANE RD, MACHESNEY PARK, IL 61115
RENDERINGS OF PROPOSED BUILDING



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