

# AVAILABLE FOR DEVELOPMENT

13464 QUALITY DRIVE, ROSCOE, IL 61073

**FOR LEASE - 1.41 AC**



## Property Information

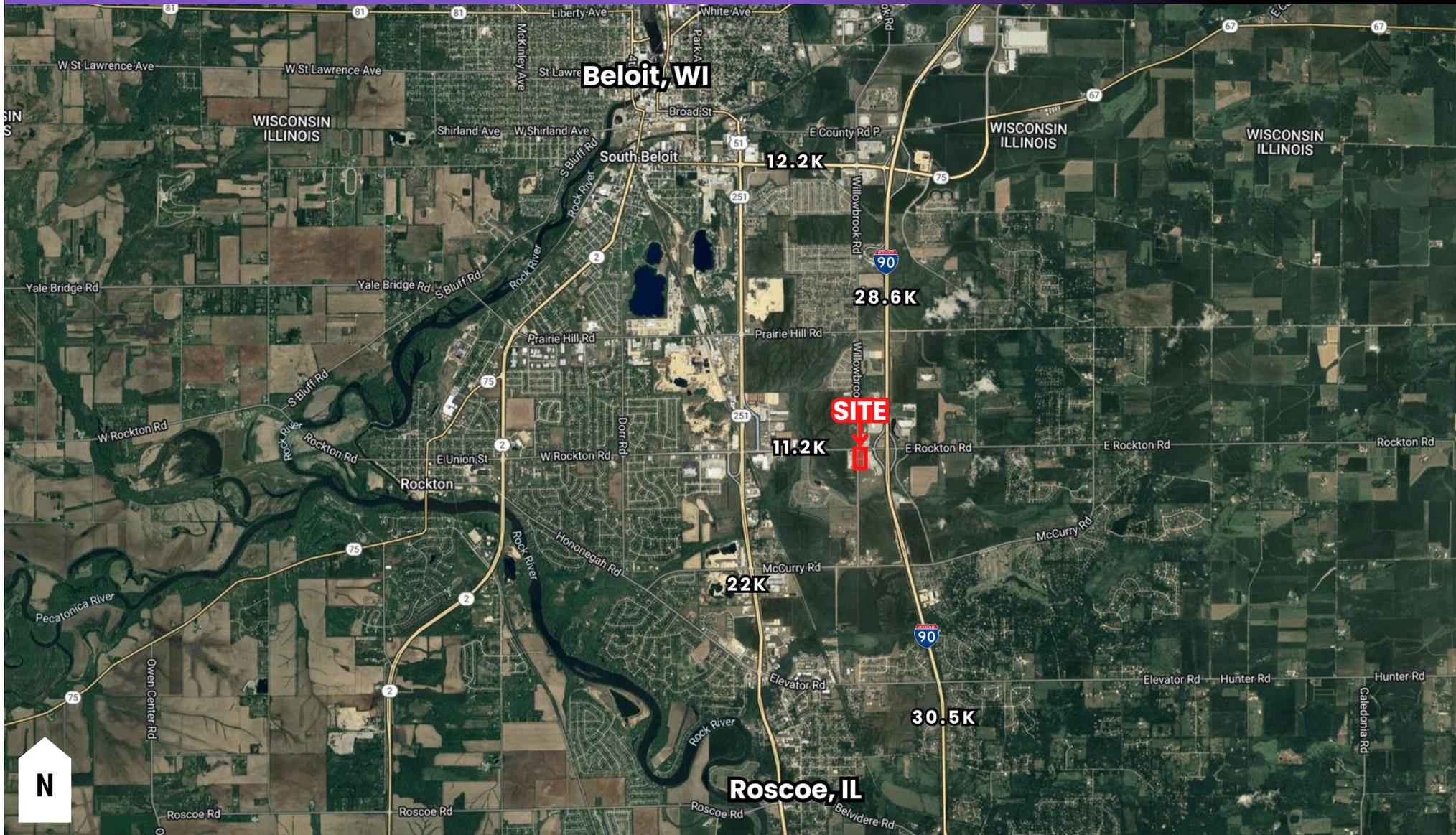
- Located directly next to I-90 on/off ramp
- High Traffic Area for those traveling between Illinois and Wisconsin
- High Traffic Area - Over 11,000 VPD
- New Construction Opportunity

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	473	\$162,547	73
3 Miles:	21,956	\$150,134	554
5 Miles:	65,978	\$121,993	1,595

AERIAL | 13464 QUALITY DRIVE, ROSCOE, IL 61073

# DISTANCE FROM BELOIT, IL TO ROSCOE, IL



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

SITE SURVEY | 13464 QUALITY DRIVE, ROSCOE, IL 61073

# SITUATED NEAR A TRAFFIC SIGNAL

↗ MILWAUKEE - 77 MILES

↘ ROCKFORD - 15 MILES



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group