

REDEVELOPMENT OPPORTUNITY

1515 WEST LANE ROAD,
MACHESNEY PARK, IL 61115

FOR LEASE: 5,463 SF | 1.38 AC



Property Information

- Located in the Heart of Machesney Park's Shopping Corridor
- High Traffic – Over 40,000 VPD Pass Through IL Route 173 and Hwy 251 Intersection
- Located 3 Miles from I-90
- Superior Visibility Along the Busiest Streets in Machesney Park
- Building Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,036	\$112,952	436
3 Miles:	34,996	\$116,287	1,125
5 Miles:	83,238	\$120,783	2,634

AERIAL | 1530 WEST LANE ROAD, MACHESNEY PARK, IL 61115

EXCELLENT VISIBILITY ON IL-173



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 | 1515 WEST LANE ROAD, MACHESNEY PARK, IL 61115

HIGH TRAFFIC AREA - 22K VPD



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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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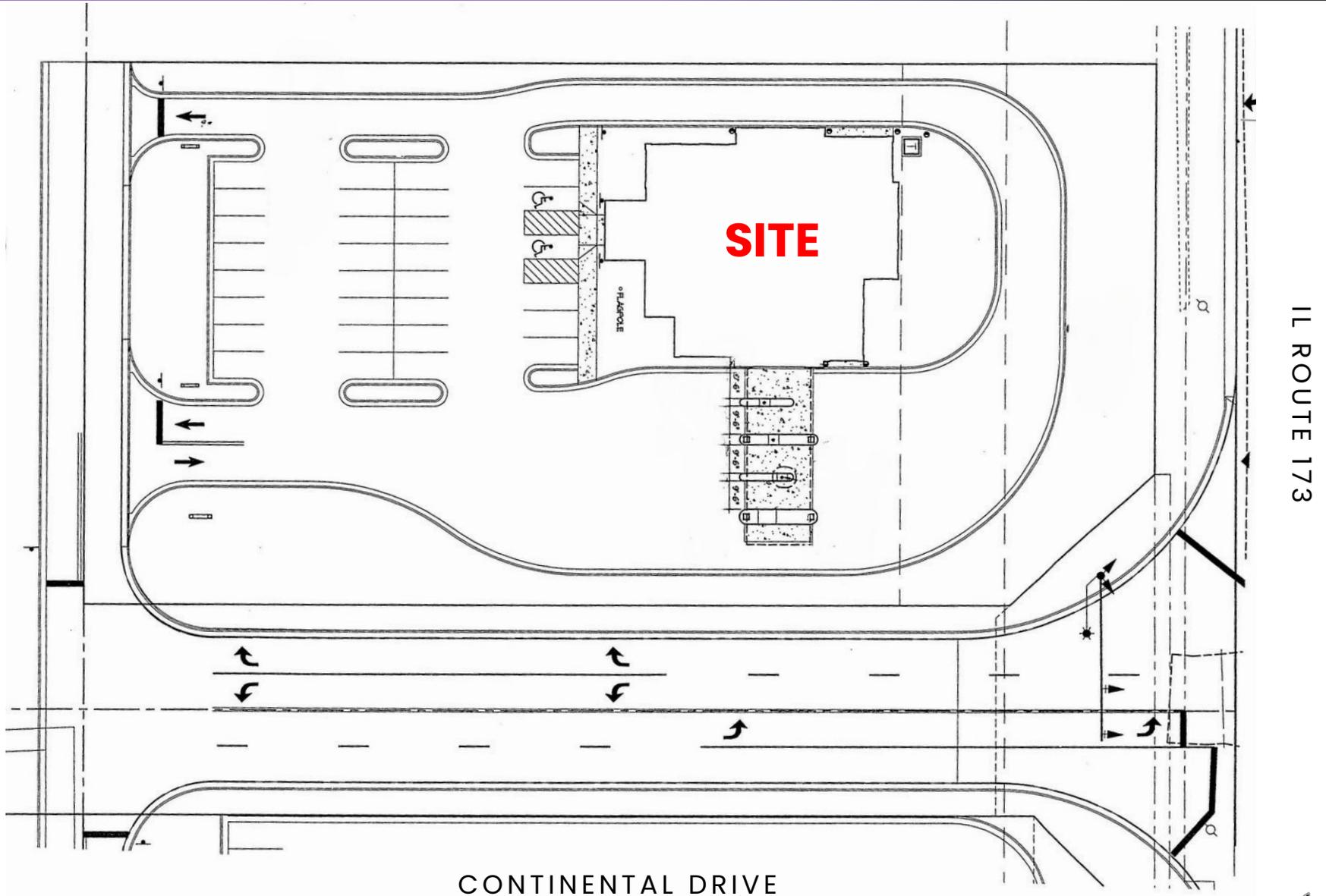
SITE PLAN | 1515 WEST LANE ROAD, MACHESNEY PARK, IL 61115

PROPOSED REDEVELOPMENT: 1.38 AC



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CONTINENTAL DRIVE

IL ROUTE 173



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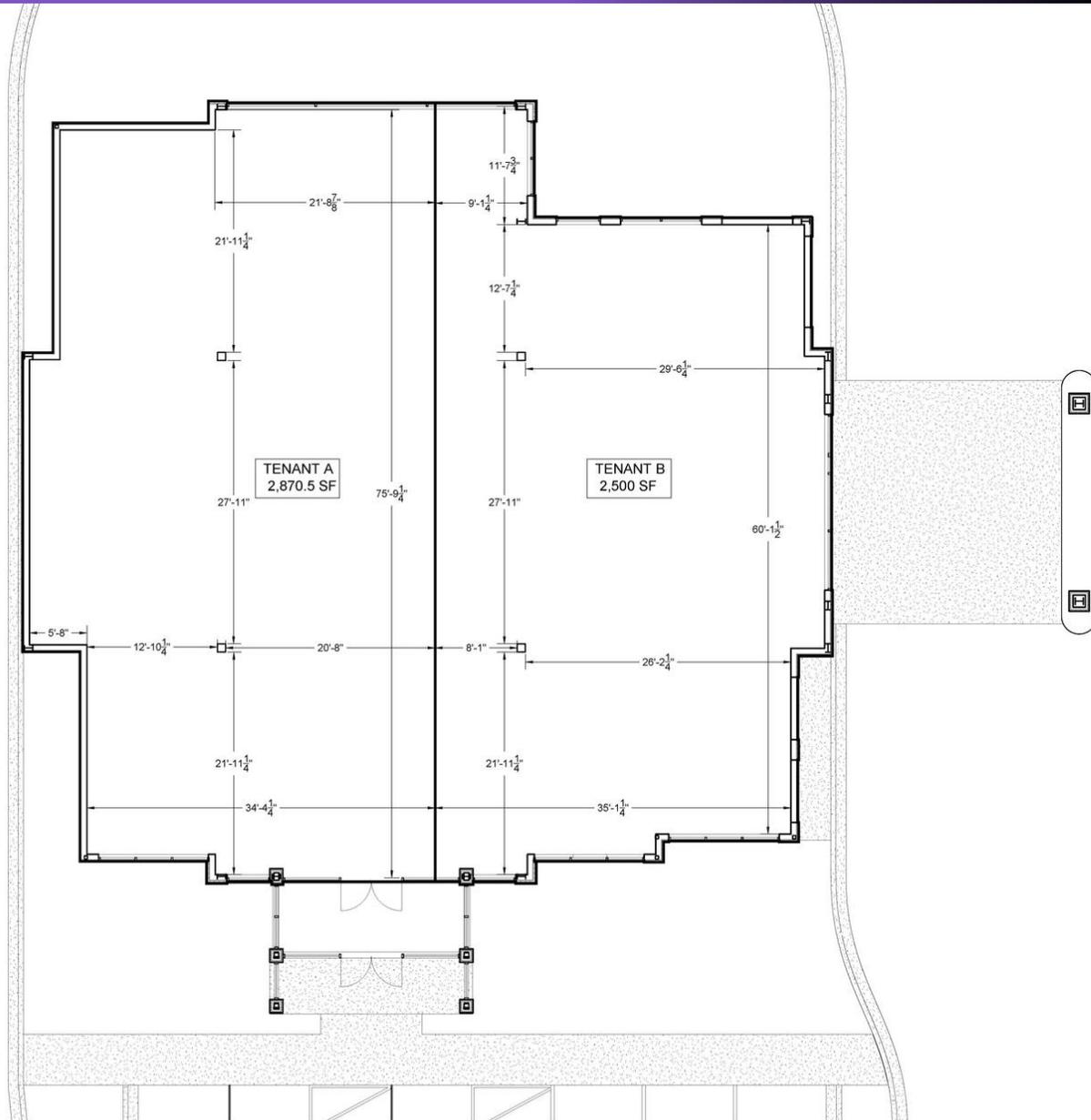


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FLOOR PLAN | 1515 WEST LANE ROAD, MACHESNEY PARK, IL 61115

PROPOSED FLOOR PLAN - 5,463 SF

APPROX.
5,463 SF



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RENDERINGS | 1515 WEST LANE ROAD, MACHESNEY PARK, IL 61115

PROPOSED DEVELOPMENT



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