

# RETAIL SPACE AVAILABLE

7000 FIRST RANGER DRIVE,  
SOUTH BELOIT, IL 61080

**FOR LEASE – 1,727 SF**



## Property Information

- Endcap with drive-thru opportunity
- Caters to commuter traffic between IL & WI – 33,000 VPD
- Superior visibility and access from I-90
- Sunnyside, traffic-driving co-tenant, grosses \$56M per year & averages 1,300 transactions per day
- Building, Pylon, and Digital Signage Available

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	1,977	\$117,861	27
3 Miles:	30,890	\$91,655	964
5 Miles:	71,480	\$97,110	1,891

# AERIAL | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080

## 0.5 MILES FROM I-90 HIGHWAY

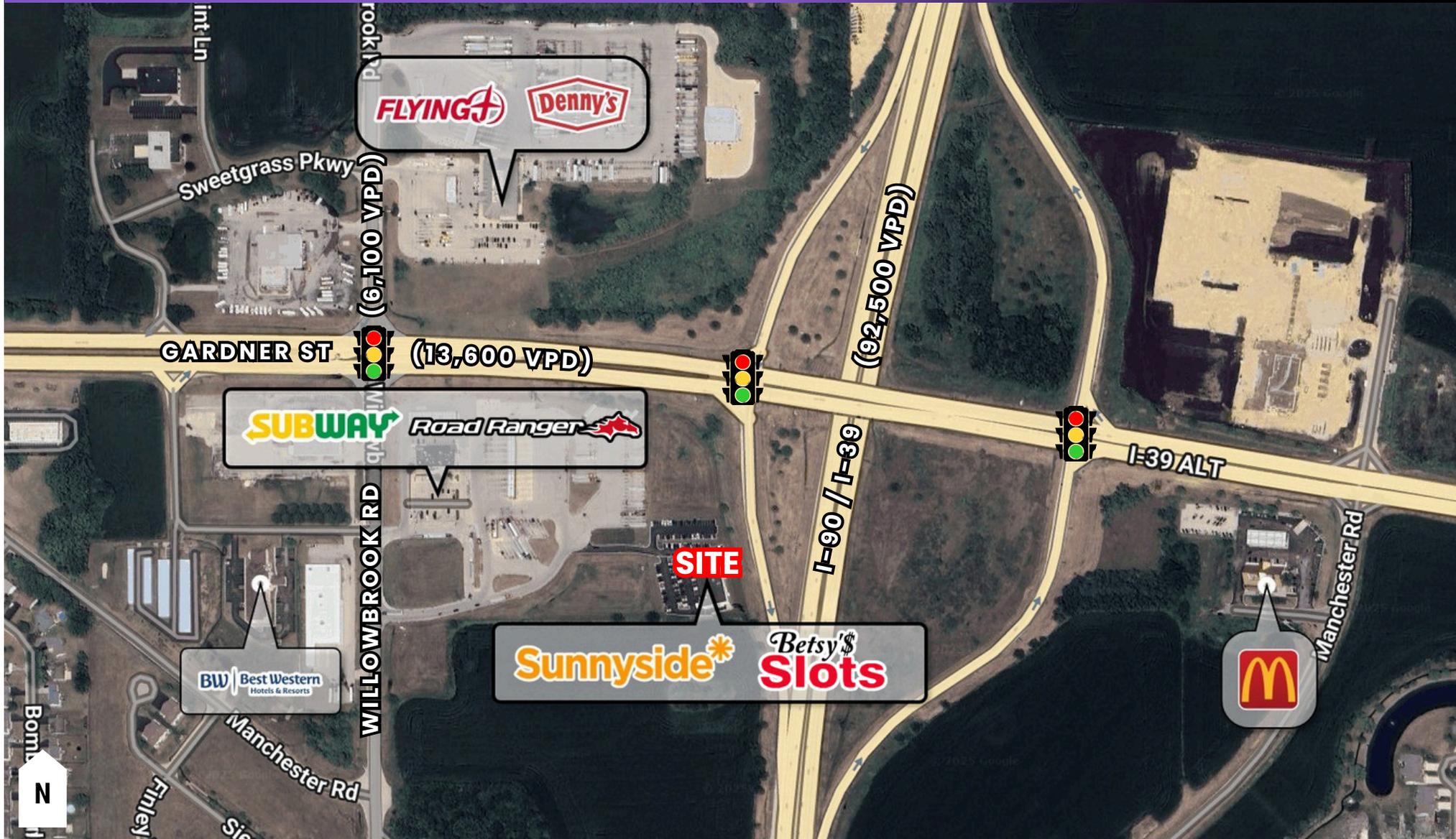


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# SITE SURVEY | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080

## SUPERIOR VISIBILITY FROM I-90



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6801 Spring Creek Road, Rockford, IL 61114

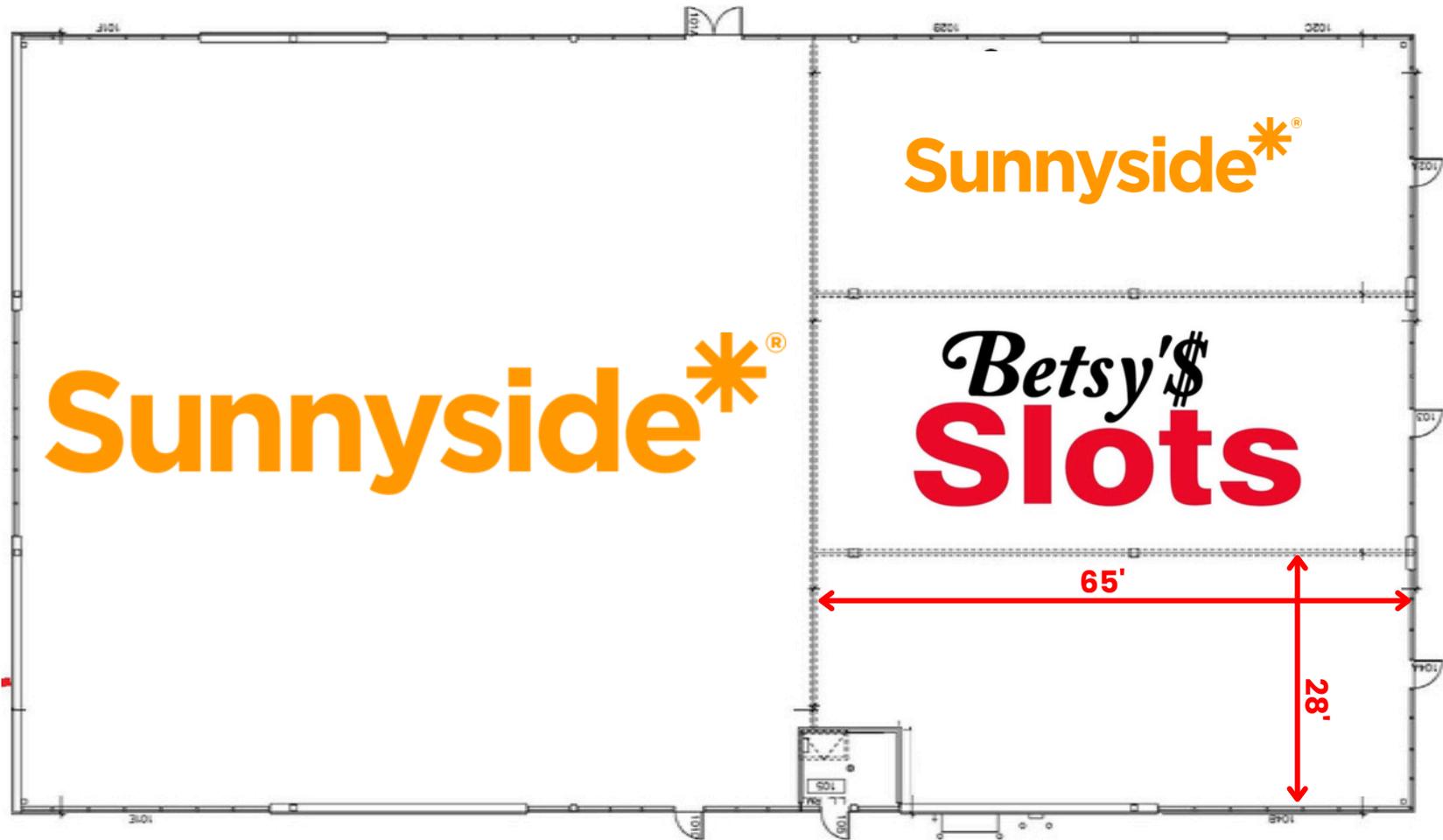


First Midwest Group



FLOOR PLAN | 7000 FIRST RANGER DRIVE, SOUTH BELOIT, IL 61080  
**SUITE 6282: END-CAP & DARK SHELL**

**APPROX.  
1,727 SF**



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