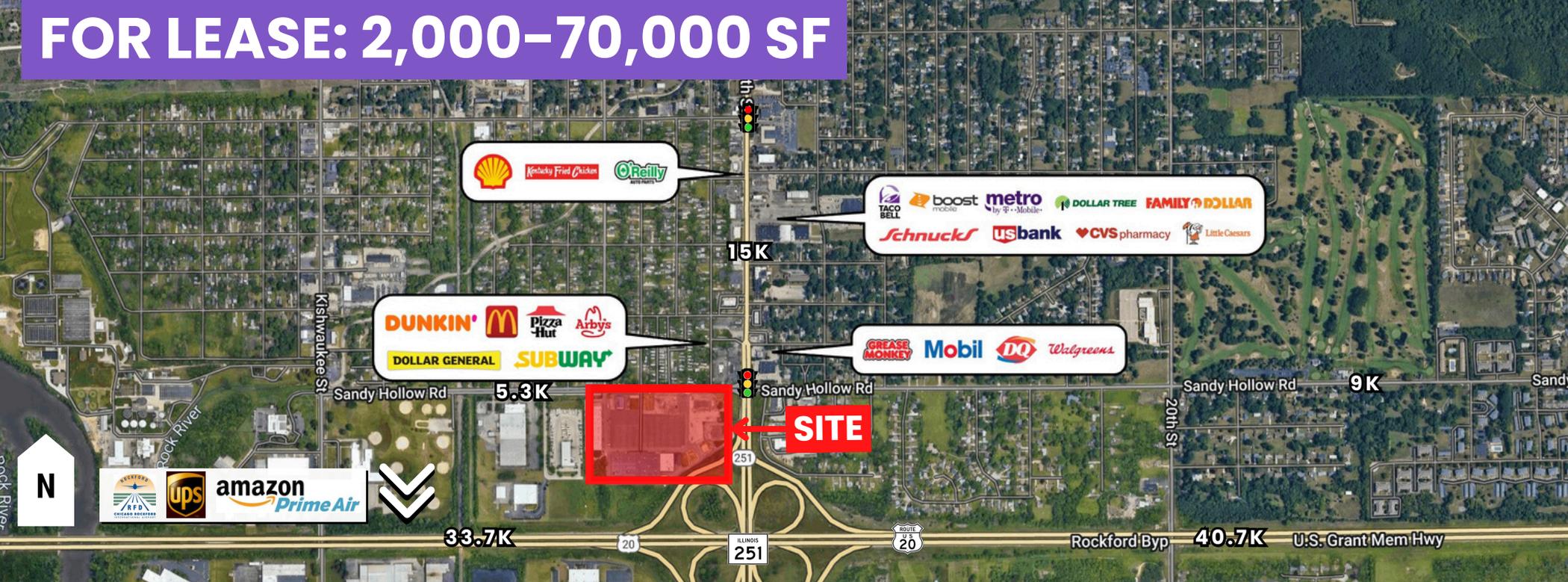


# SOUTHGATE SHOPPING CENTER

1501 SANDY HOLLOW ROAD  
ROCKFORD, IL 61109

**FOR LEASE: 2,000-70,000 SF**



## Property Information

- Irreplaceable Route 20 Ramp Location
- 13' to Drop Ceiling and 14' 11" to Bottom of Bar Joist
- High Nearby Traffic Counts
- Signage Available from Bypass 20
- Strong Retail Corner with Significant Upside Potential
- New Construction Opportunity

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,585	\$89,019	401
3 Miles:	35,324	\$90,828	1,113
5 Miles:	85,631	\$99,699	2,618



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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# RENDERINGS | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109

## PROPOSED DEVELOPMENT



SANDY HOLLOW ENTRANCE - PROPOSED



SANDY HOLLOW EASTBOUND - PROPOSED



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# SITE SURVEY | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109 SITUATED BY A TRAFFIC SIGNAL



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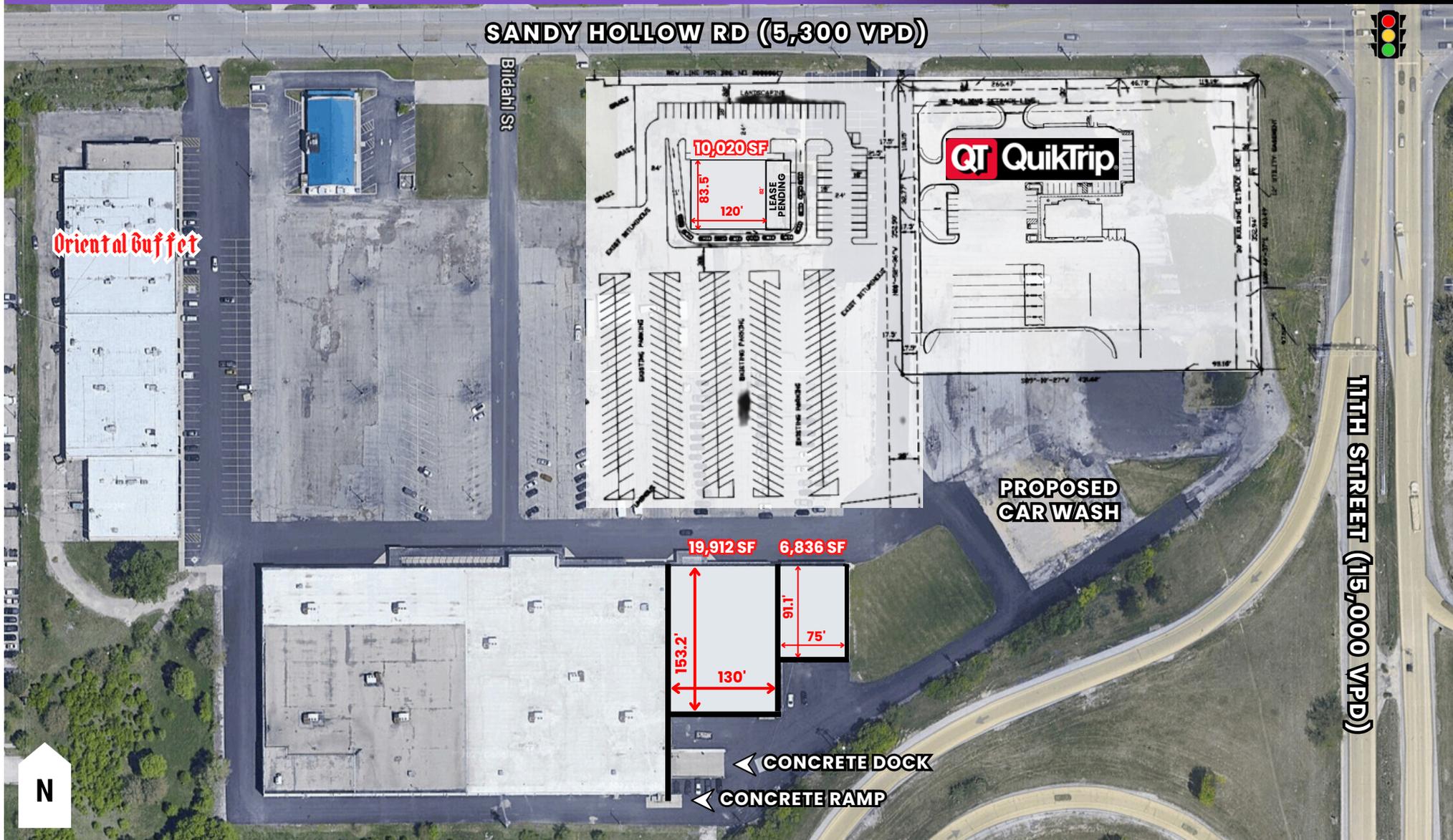


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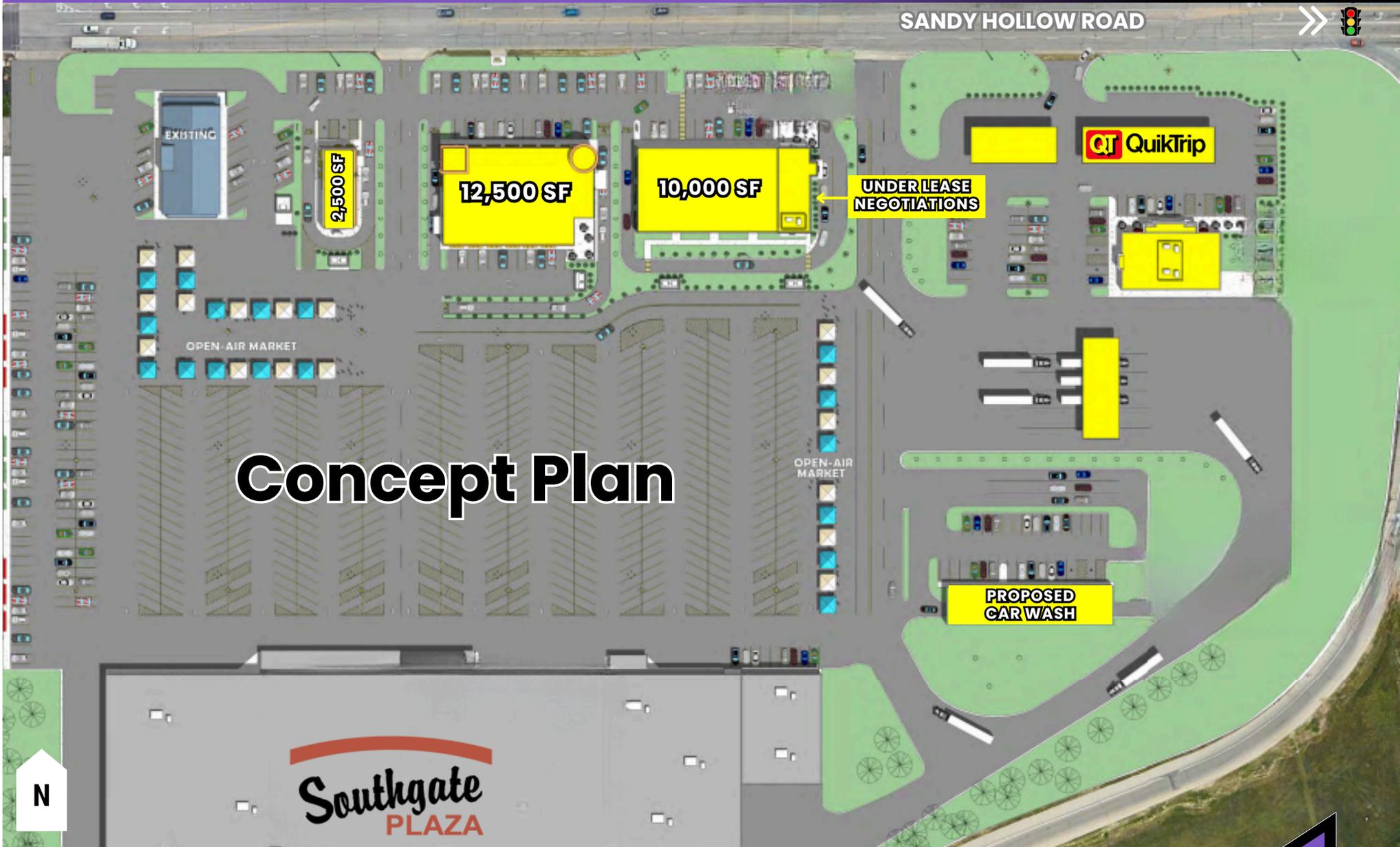


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PROPOSED DEVELOPMENT | 1501 SANDY HOLLOW ROAD, ROCKFORD, IL 61109

# CONCEPT PLAN FOR SHOPPING CENTER



## Concept Plan



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