

RETAIL SPACE AVAILABLE

10017 NORTH 2ND STREET,
MACHESNEY PARK, IL 61115

FOR LEASE – 1,102 SF



Property Information

- Newly constructed outlot located in the heart of Machesney Park's shopping corridor.
- High traffic - over 40,000 VPD through IL Route 173 and Hwy 251 intersection.
- Located 3 miles from I-90. Superior visibility along the busiest streets in the Machesney Park area.

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 | 10017 NORTH 2ND STREET, MACHESNEY PARK, IL 61115

SUPERIOR VISIBILITY FROM HWY 251



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

SITE SURVEY | 10017 NORTH 2ND STREET, MACHESNEY PARK, IL 61115

SITUATED NEAR TRAFFIC SIGNALS



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

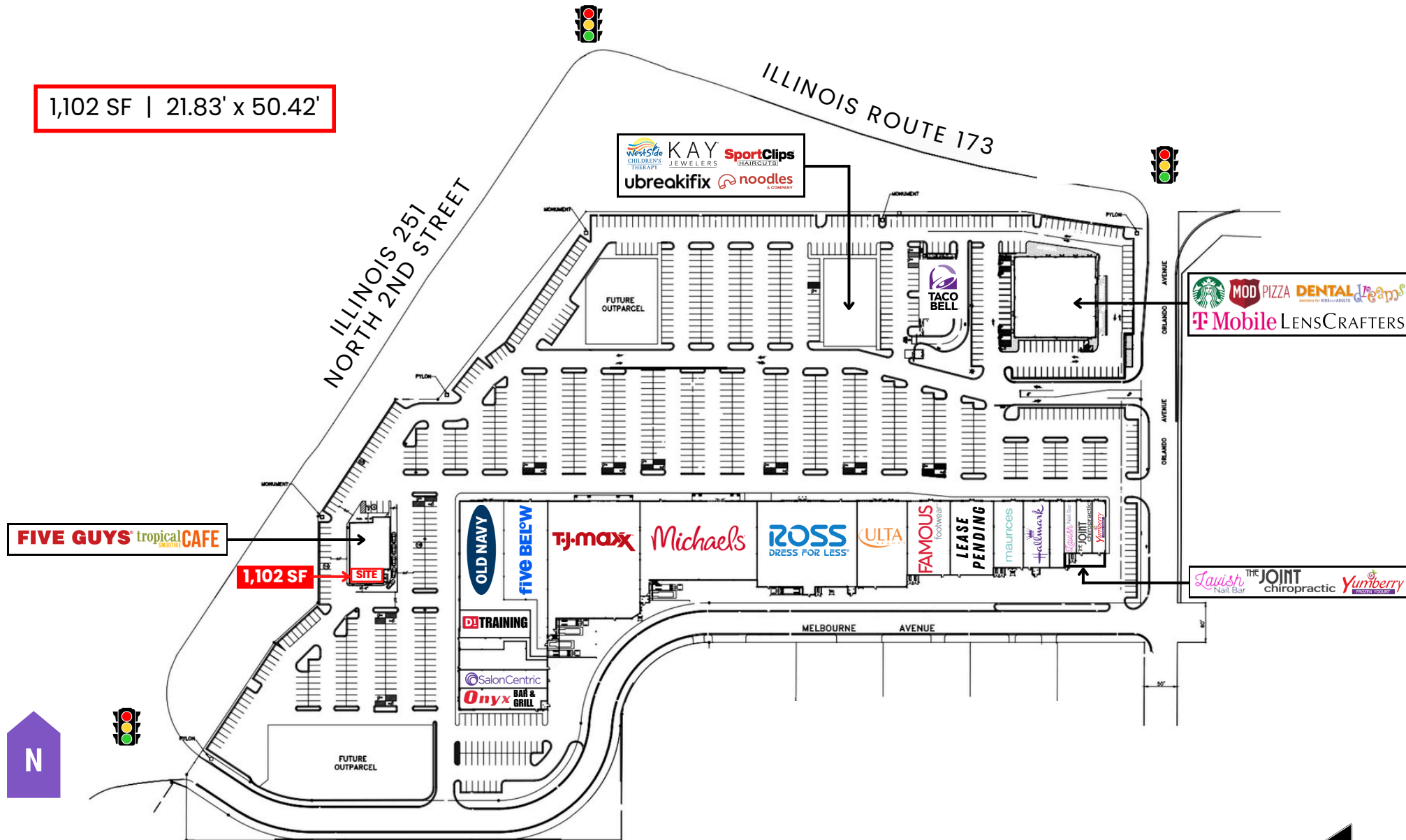


First Midwest Group

SITE PLAN | 10017 NORTH 2ND STREET, MACHESNEY PARK, IL 61115

EXISTING SITE PLAN

1,102 SF | 21.83' x 50.42'



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114

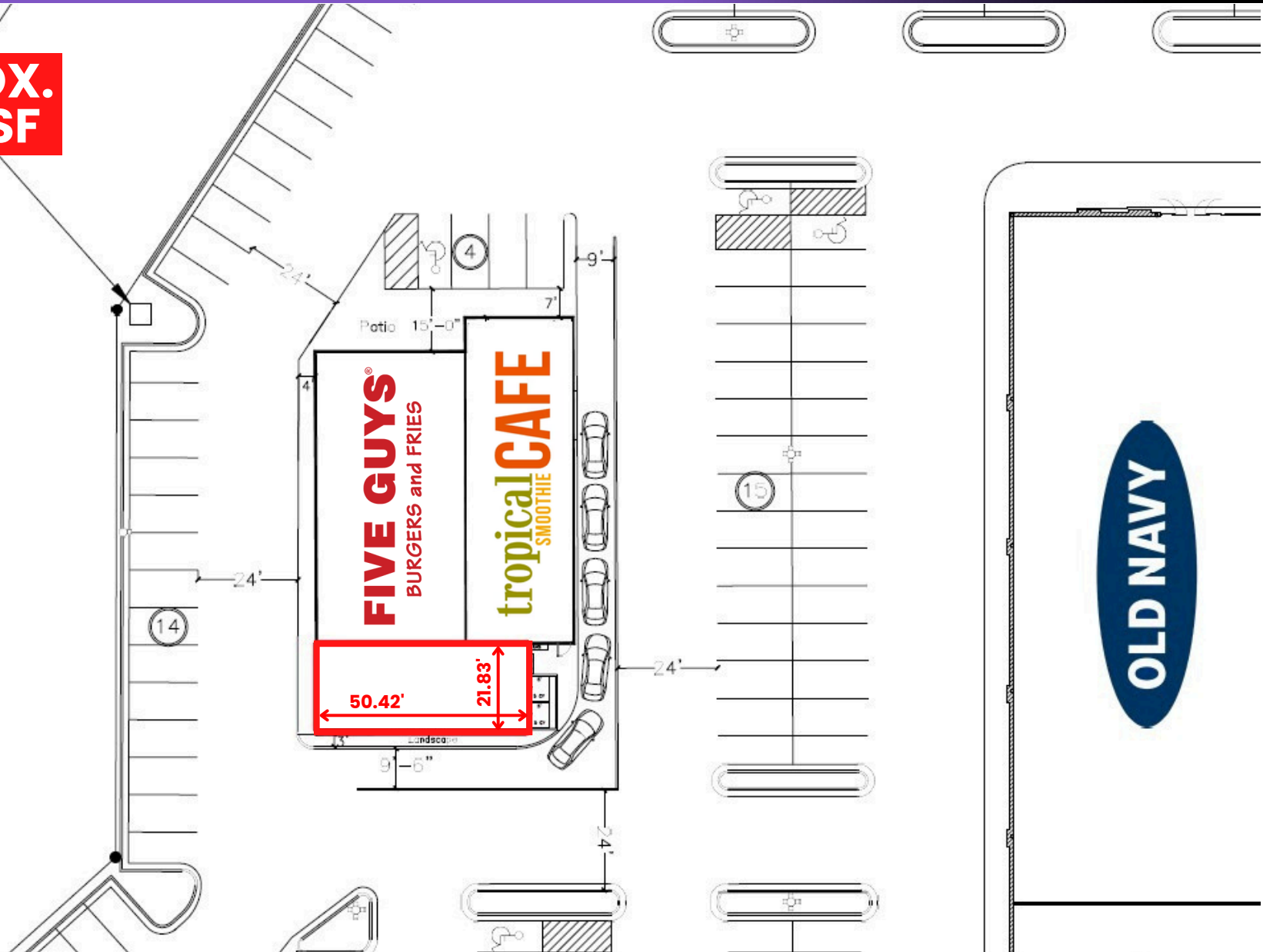


First Midwest Group

FLOOR PLAN | 10017 NORTH 2ND STREET, MACHESNEY PARK, IL 61115

FLOOR PLAN - SUITE 10017

**APPROX.
1,102 SF**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group