

RETAIL SPACE AVAILABLE

7000 FIRST RANGER DRIVE
SOUTH BELOIT, IL 61080

FOR LEASE



Property Information

- Endcap with drive-thru opportunity
- Caters to commuter traffic between IL & WI - 25K vehicles per day
- Superior visibility from I-90
- Signage opportunities
- Sunnyside, traffic-driving co-tenant, is a recreational and medical cannabis brand operating in 12 states

Demographics

	Population	Average Household Income
1 Mile:	1,882	\$70,897
3 Miles:	30,042	\$71,758
5 Miles:	71,267	\$74,198



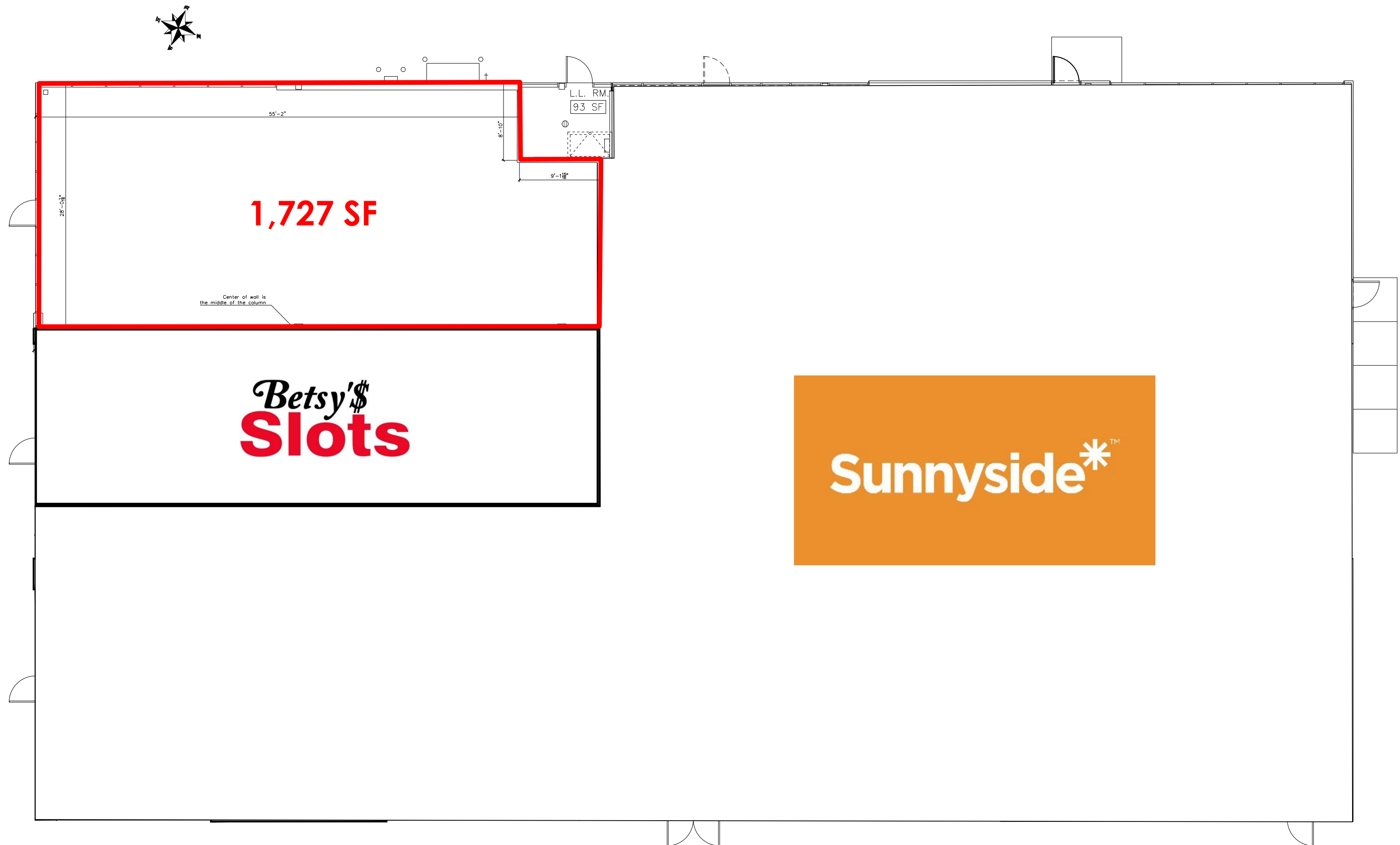
6801 Spring Creek Road, Rockford, IL 61114



(815) 229-3000



www.FirstMidwestGroup.com



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Interior Tenant Layout; as of 8/1/20

Scale: 3/16" = 1'-0"