

# HARLEM & ALPINE SHOPPING CENTER

7911-7997 N ALPINE RD & HARLEM RD,  
LOVES PARK, IL 61111

**FOR LEASE: 2,865-21,420 SF**



## Property Information

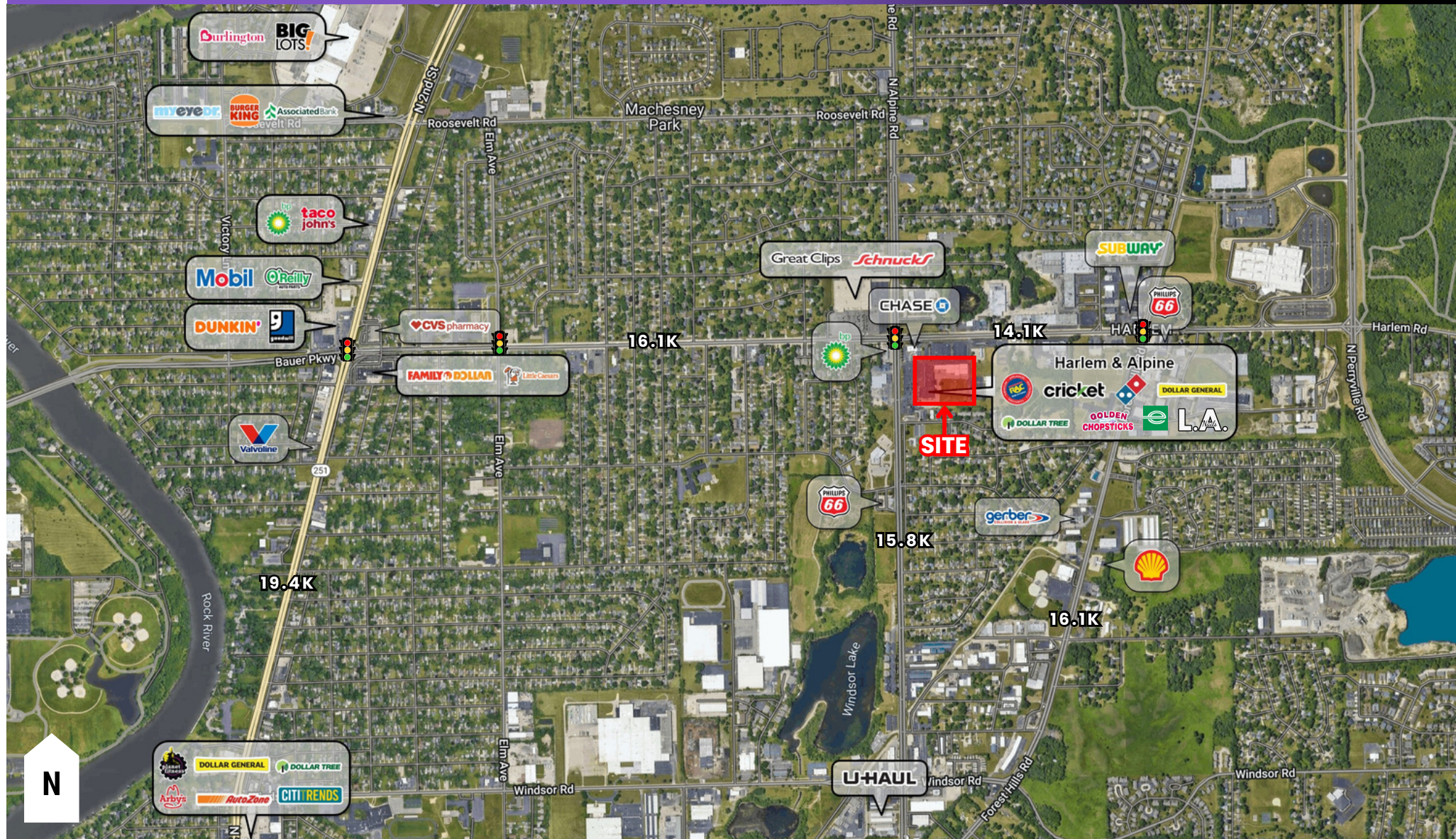
- Ample parking with easy access to the community strip center
- Located in the heart of Loves Park's Business & Shopping Corridor
- High Traffic Area - Over 30,000 VPD pass through Harlem and Alpine Road intersection
- Located 1.8 Miles from I-90 Interchange that connects to I-39 / US Route 20
- Superior visibility from Alpine and Harlem Road
- Building & Pylon Signage Available

## Demographics

|          | Population | Average Household Income | Businesses |
|----------|------------|--------------------------|------------|
| 1 Mile:  | 7,789      | \$93,908                 | 286        |
| 3 Miles: | 53,063     | \$103,930                | 1,992      |
| 5 Miles: | 114,724    | \$106,730                | 3,498      |

# AERIAL | 7911-7997 N ALPINE RD & HARLEM RD, LOVES PARK, IL 61111

## EXCELLENT VISIBILITY – 14.1K VPD



**SITE SOURCE**  
RETAIL BROKER NETWORK



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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



# SITE SURVEY | 7911-7997 N ALPINE RD & HARLEM RD, LOVES PARK, IL 61111

## SITUATED NEAR TRAFFIC SIGNAL



SITE SOURCE  
RETAIL BROKER NETWORK

ICSC

SIOR

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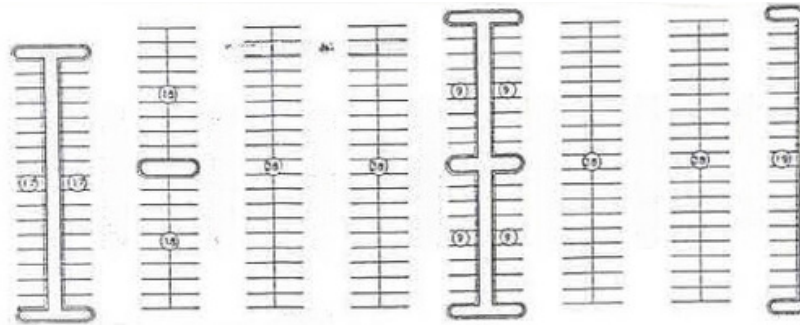
# SITE PLAN | 7911-7997 N ALPINE RD & HARLEM RD, LOVES PARK, IL 61111

## EXISTING SITE PLAN

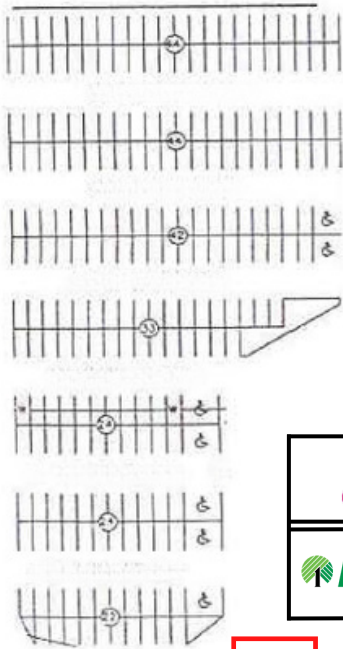
HARLEM ROAD



CHASE



N ALPINE ROAD



cricket  
wireless



total  
by  
telcel

enterprise

REGIONAL  
SNOW SERVICES

HOUSE OF BIRDS

ROYALTY SLOTS

WINNEBAGO  
COUNTY  
— ILLINOIS —

VIP Smoke



L.A. Nails

TIFFANY LASH

DOLLAR GENERAL

GOLDEN  
CHOPSTICKS

DOLLAR TREE

21,420 SF

2,865 SF

PPG  
PAINTS



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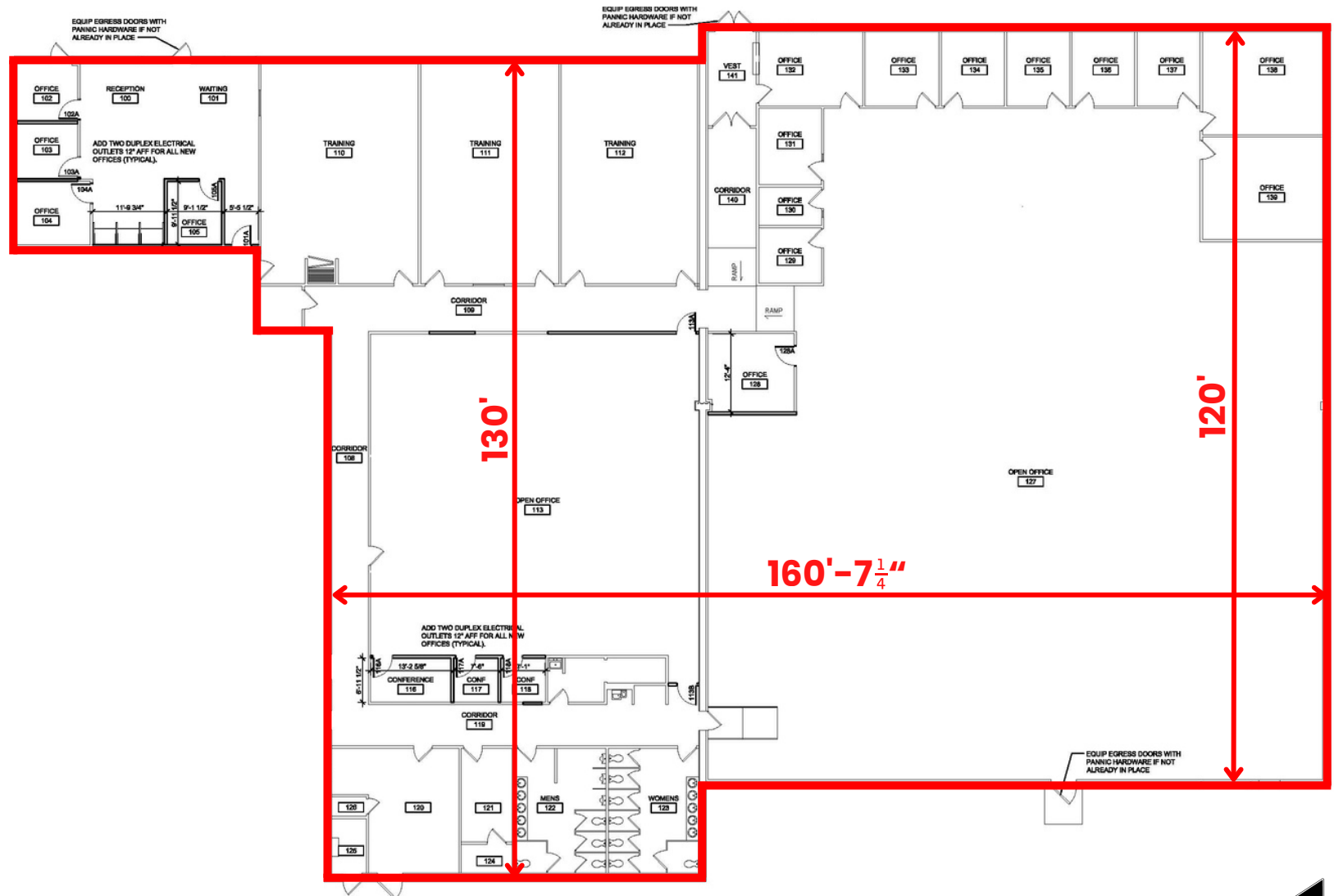
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# FLOOR PLAN | 7911-7997 N ALPINE RD & HARLEM RD, LOVES PARK, IL 61111

## SUITE 1975 – FLEX SPACE

**APPROX.  
21,420 SF**



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