

# IL 173 CORNER LOT

1501 WEST LANE ROAD MACHESNEY PARK, ILLINOIS 61115

DEVELOPMENT • PROPERTY MANAGEMENT • LEASING & SALES • SENIOR HOUSING An Orput Companies Development



## LAST HARD CORNER AVAILABLE

- Site is currently served by three fully signalized intersections.
- Right-in/Right-out access from Alpine Rd. to be installed with the sale of this parcel
- Five minutes to I-90/Rte. 173 interchange.
- Last main-on-main hard corner on the 173 corridor
- Shadow anchored by Lowe's, Kohl's, Target, Home Depot and Menard's. Other tenants include: Buffalo Wild Wings, Verizon Wireless, Pizza Hut
- All detention requirements met off-site.
- Will build to suit.
- Low Winnebago County real estate taxes.
- No Machesney Park municipal real estate taxes.



karen walsh  
 kwalsh@orputcompanies.com  
 815.316.1058 phone  
 815.218.3438 cell  
 815.226.9193 fax



orput companies, inc.  
 1639 north alpine road  
 rockford, illinois 61107  
 orputcompanies.com

# IL 173 CORNER LOT

1501 WEST LANE ROAD MACHESNEY PARK, ILLINOIS 61115

**Access \$100M Annual Retail Spending Corridor**  
(2009 annual expenditures within a 3-mi radius of property per Loopnet)

- Restaurants - \$65,190,812
- Womens Clothing Stores - \$13,755,012
- Home Centers - \$10,138,579
- Gas Stations with Convenience Stores - \$54,460,084
- Supermarkets/Other Grocery - \$65,906,964
- Pharmacies/Drug Stores - \$31,696, 838
- Department Stores - \$91,928,405

## TRAFFIC COUNTS

Alpine Road at Rte. 173	15,600	VPD
Rte. 173, West of Alpine Rd	22,600	VPD
Rte. 173, East of Alpine Rd	16,400	VPD
I-251, North of Rte. 173	19,000	VPD
I-251, South of Rte. 173	19,600	VPD

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,583	40,676	90,383
Median Household Income	\$53,088	\$52,662	\$53,134
Total Households	1,561	15,263	34,323
% Households Change (1990-2009)	45.62%	59.42%	49.20%
Increase in Total Households	489	5,689	11,319

Orput Companies, Inc. has secured information from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or asset age are approximate.

karen walsh  
kwalsh@orputcompanies.com  
815.316.1058 phone  
815.218.3438 cell  
815.226.9193 fax



orput companies, inc.  
1639 north alpine road  
rockford, illinois 61107  
orputcompanies.com