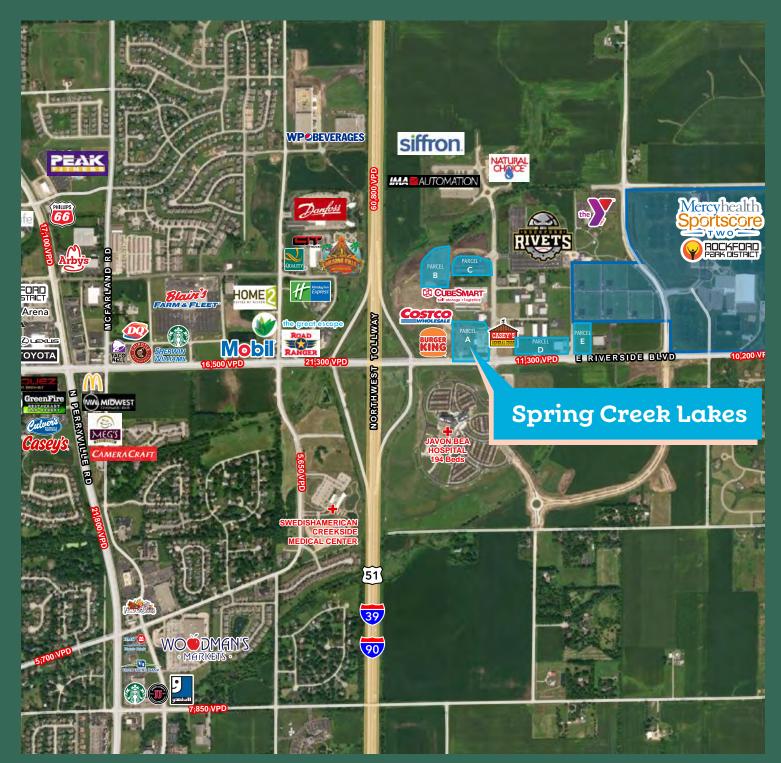
## NWC Riverside & Interstate · Loves Park, IL 61111



Doug Renner Allen Joffe Dan Molnar 312.275.3137 312.275.3120 312.275.3138



#### Site Highlights

Loves Park, IL



#### » Ground lease or build to suit sites available

- » New development in Loves Park, a suburb of Rockford, IL (population ±148,000)
- » Easy access to the I-90 / I-39 interchange with 60,800 VPD in this area and connects the Rockford area to Chicago, Madison, Milwaukee, Minneapolis and Central Illinois
- » Development is shadow anchored by Costco
- » Close to residential areas including apartment communities, owner-occupied multi-family, traditional subdivisions and large-lot estate neighborhoods
- » Across the street from **Mercyhealth's Javon Bea Hospital**, a 563,000 SF state-of-the-art Children's Hospital
- » Directly west of Rockford Park District's Sportscore II, a year-round 180-acre athletic campus that hosts 2M athletes annually and is considered one of the Midwest's premier youth athletic facilities

- » South of **The Rockford Rivets** Baseball Stadium, which draws a regional crowd to their games, and the **YMCA**
- » Nearby, the **Rockford Park District** offers more than a dozen sports across various facilities for the community to use along with multiple monthly community events

DEMOGRAPHIC SUMMARY			
	3 Miles	5 Miles	7 Miles
Estimated Population	26,086	82,751	175,593
Adj. Daytime Demographics	26,092	88,097	175,508
Estimated Households	10,767	33,489	70,336
Estimated Average Household Income	\$109,251	\$94,215	\$83,499

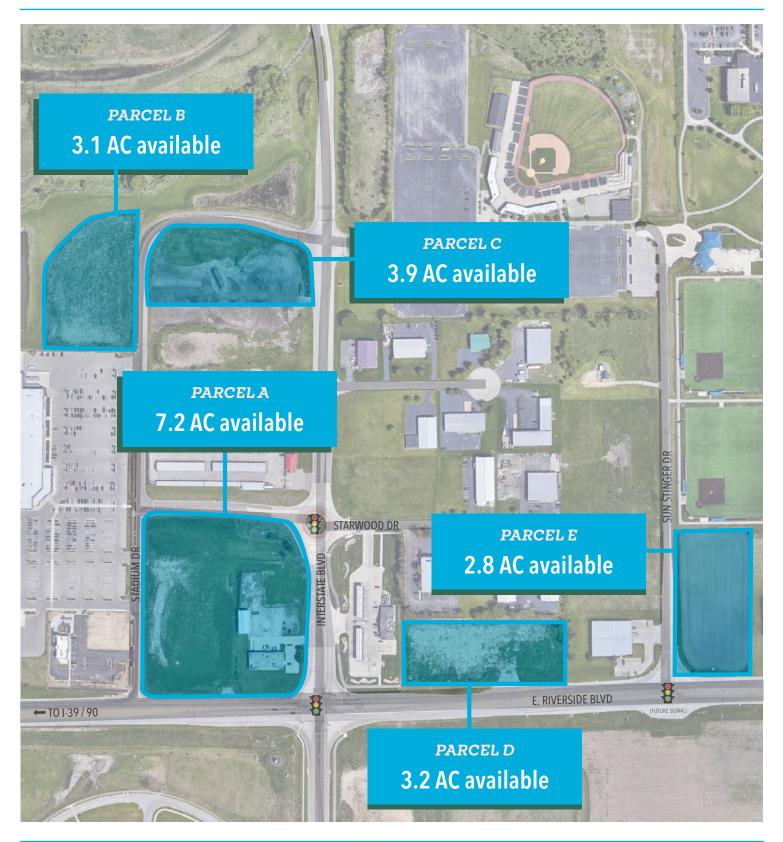
Doug Renner Allen Joffe Dan Molnar 312.275.3137 312.275.3120 312.275.3138



#### **Available Parcels**

#### Spring Creek Lakes

Loves Park, IL



Doug Renner Allen Joffe Dan Molnar 312.275.3137 312.275.3120 312.275.3138



#### Parcel A - Proposed Buildings

Loves Park, IL



#### Parcel A - 7.2 AC

Ground lease or build to suit. Proposed building options ideal for retail and restaurants.

Parcel A - Available Proposed Buildings		
Building 1:	±2,000-10,000 SF	
Building 2:	±7,600 SF	
Building 3:	±7,600 SF	
Building 4:	±7,600 SF	
Free-standing Building:	±2,100 SF	

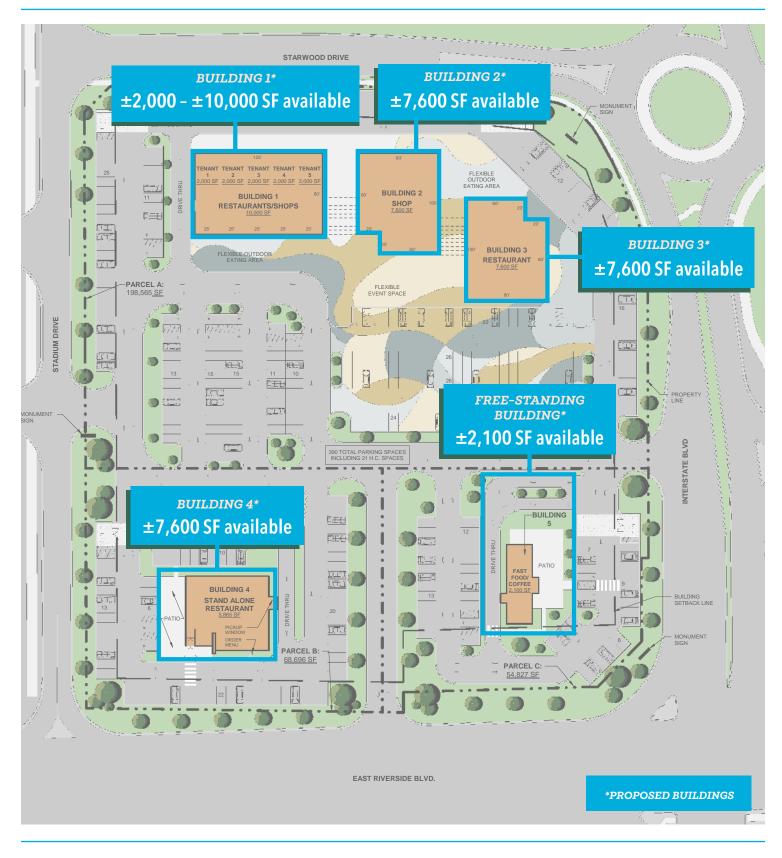
Doug Renner Allen Joffe Dan Molnar 312.275.3137 312.275.3120 312.275.3138



#### Parcel A - Conceptual Site Plan

#### Spring Creek Lakes

Loves Park, IL



Doug Renner Allen Joffe Dan Molnar 312.275.3137 312.275.3120 312.275.3138



## NWC Riverside & Interstate $\cdot$ Loves Park, IL 61111



**Doug Renner** 312.275.3137 doug.renner@baumrealty.com

Allen Joffe 312.275.3120 allen@baumrealty.com

Dan Molnar 312.275.3138 dan@baumrealty.com



WWW.BAUMREALTY.COM

© 2021 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.