

# FOR LEASE - 112 S STATE ST

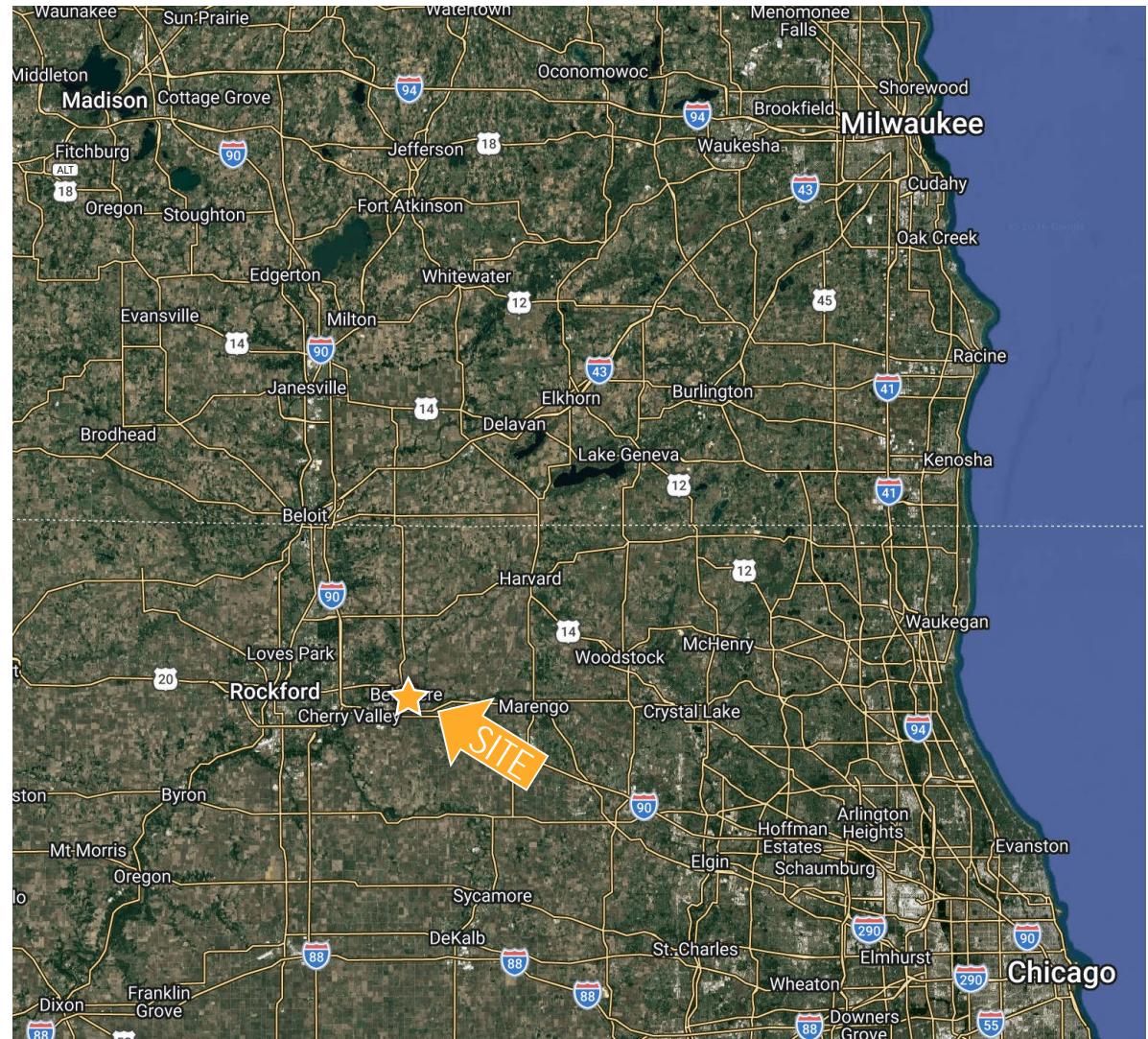
RIVERSIDE PLAZA - BELVIDERE, IL



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# HIGHLIGHTS

- 15 minutes from Rockford, 25 minutes south of the Wisconsin border
- Near I-90 access (connecting to Chicago, IL & Madison, WI)
- Boone County has 55K residents with 25% under 18
- Located within the Belvidere/Boone County (2016) Enterprise Zone
- 25,310 sf end cap space immediately available
- 162' frontage
- 15' ceiling height
- Great location for a Grocer, medical office, pharmacy, outdoor rec store, kids/entertainment concepts



### 3 MILE

Total Residential Population: 26,438  
 Total Employees: 8,603  
 Median Income: \$69,849  
 Per Capita Income: \$32,304  
 Median Age: 36.8  
 % College Educated: 45%

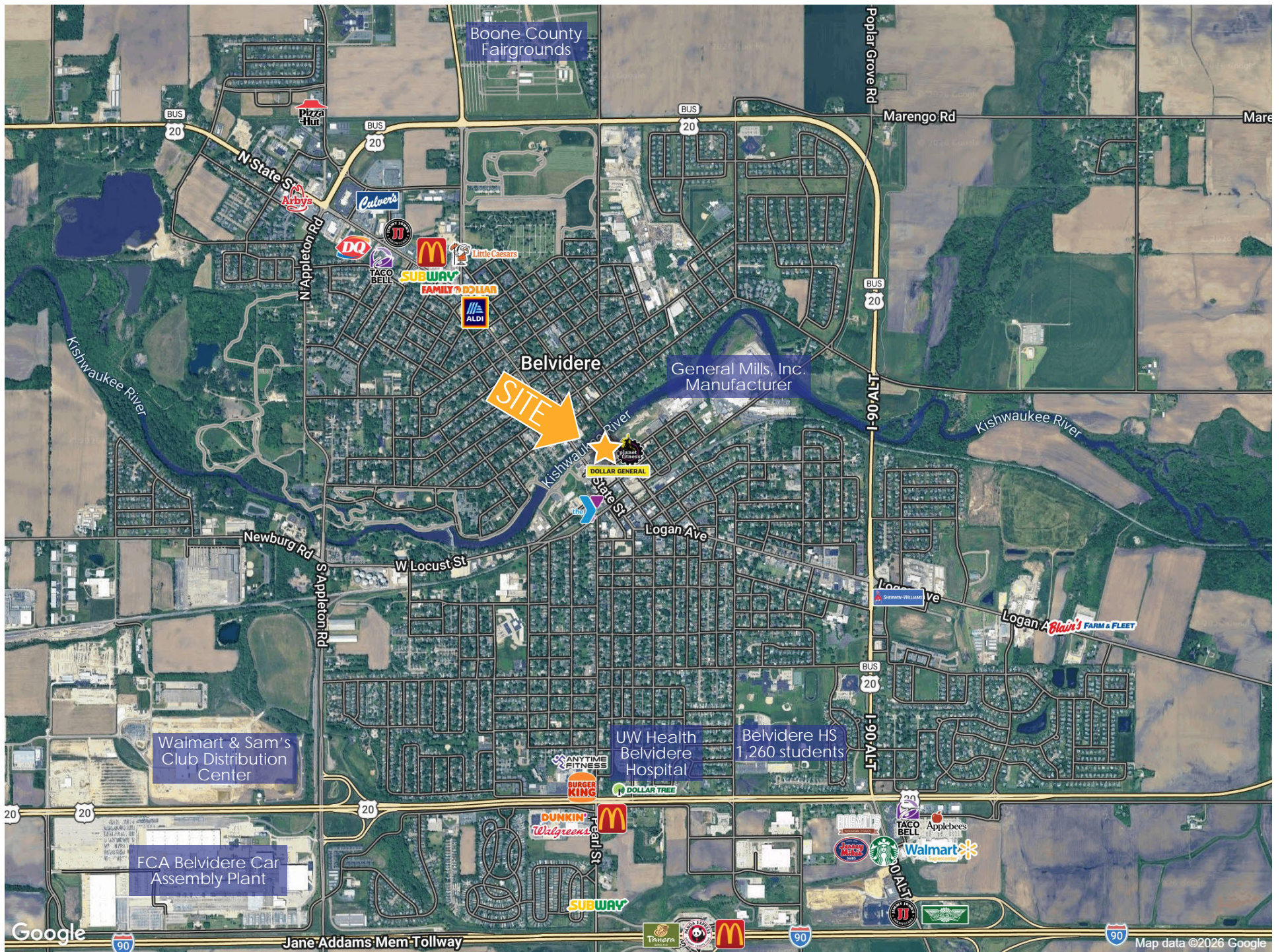
### 5 MILE

Total Residential Population: 33,908  
 Total Employees: 9,989  
 Median Income: \$80,094  
 Per Capita Income: \$37,191  
 Median Age: 39  
 % College Educated: 49.3%

### 10 MILE

Total Residential Population: 114,888  
 Total Employees: 51,564  
 Median Income: \$87,005  
 Per Capita Income: \$43,484  
 Median Age: 41.3  
 % College Educated: 62.3%

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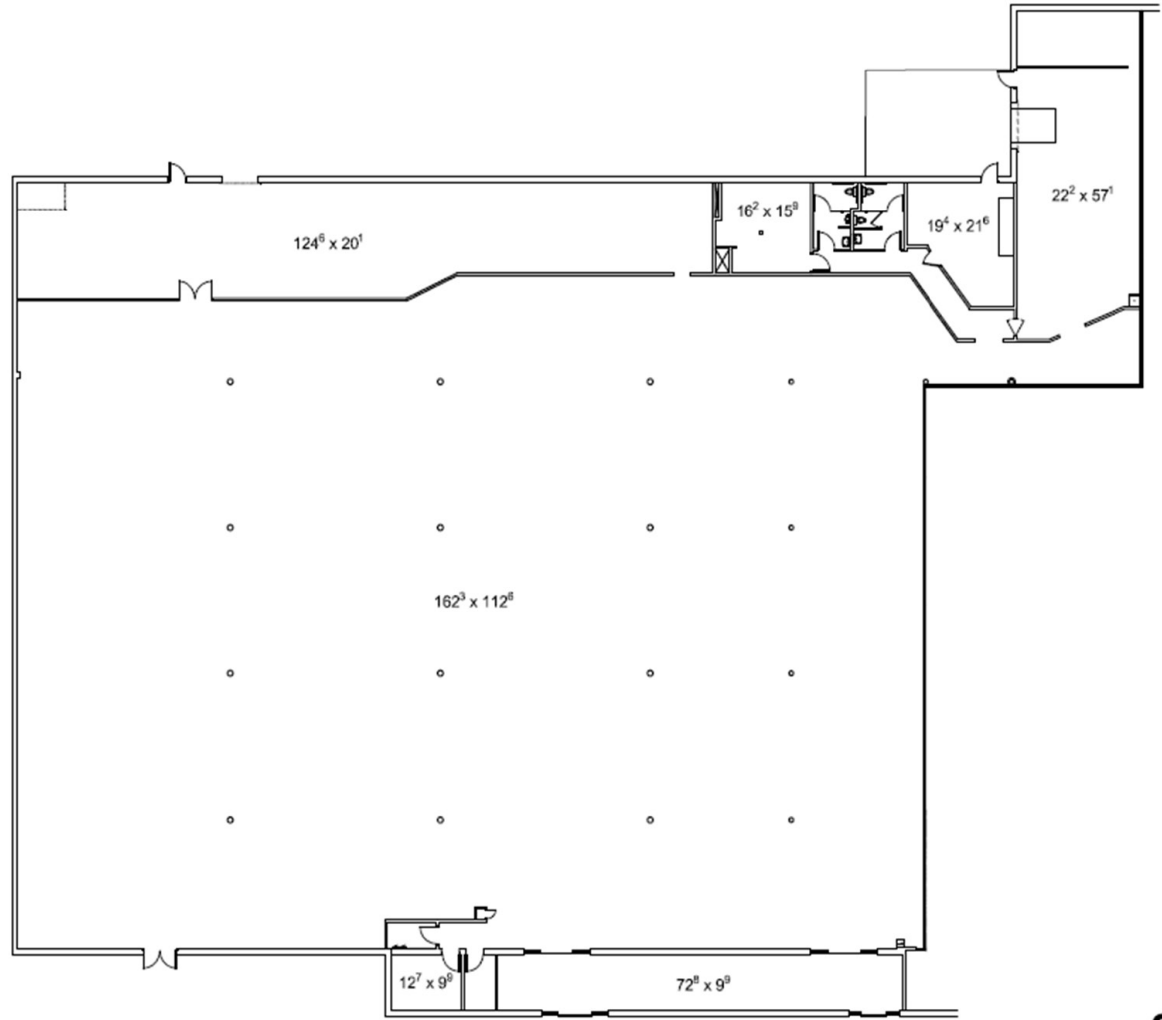


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