

# FOR SALE

Fully Occupied!

342 Chrysler Dr.

15,100 SF of Retail Space

Chrysler Drive Shopping Center

Belvidere, IL



**Total Building:** 15,100 SF

**Acres:** 1.644

**Asking Price:** \$2,780,000

**Property Type:** Retail

**Zoning:** GB

*\*Rent roll available by request.*

## Property Description:

- Neighborhood shopping center anchored by regional grocer, Fiesta Market.
- Located in a high traffic center (15k VPD) at a lighted intersection.
- Faces US 20 with access from Pearl St. and Chrysler Dr.
- Tenants include One Main Financial, La Michoacana, Confident Smile Dental, Anna's Slots and Video Poker, and Jonny Boots
- Minutes from I-90 / Genoa Rd. interchange.



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Commercial Broker  
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Gambino Realtors  
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342 CHRYSLER DR. BELVIDERE, ILLINOIS

## Aerial and Tenants



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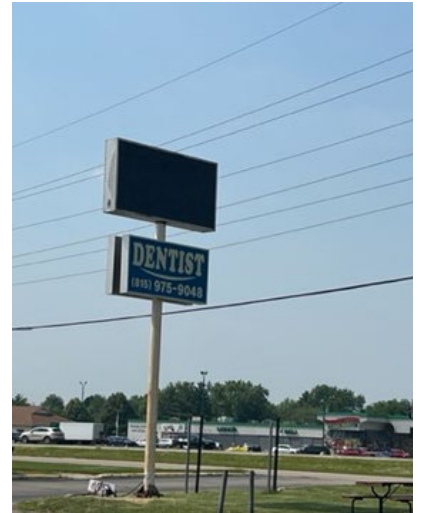




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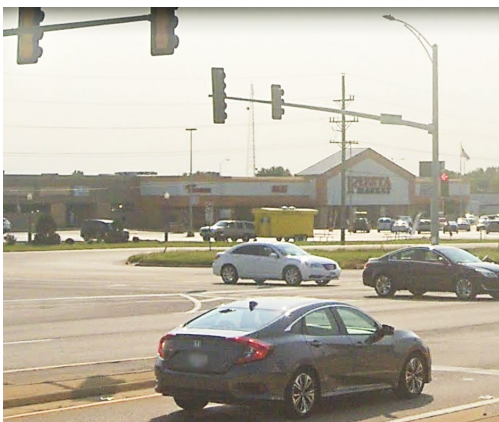
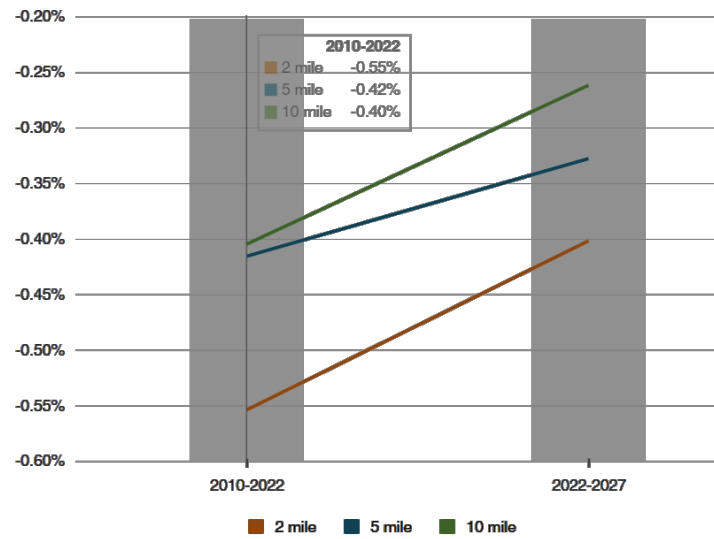
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## Demographics

Annual Population Growth



## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$62,253	\$75,161	\$90,428
Median Household Income	\$52,082	\$59,132	\$71,193
< \$25,000	1,561	2,130	6,124
\$25,000 - 50,000	1,610	2,300	7,907
\$50,000 - 75,000	1,440	2,004	7,042
\$75,000 - 100,000	780	1,427	5,616
\$100,000 - 125,000	610	1,067	4,239
\$125,000 - 150,000	339	671	3,438
\$150,000 - 200,000	201	422	3,005
\$200,000+	68	430	2,683

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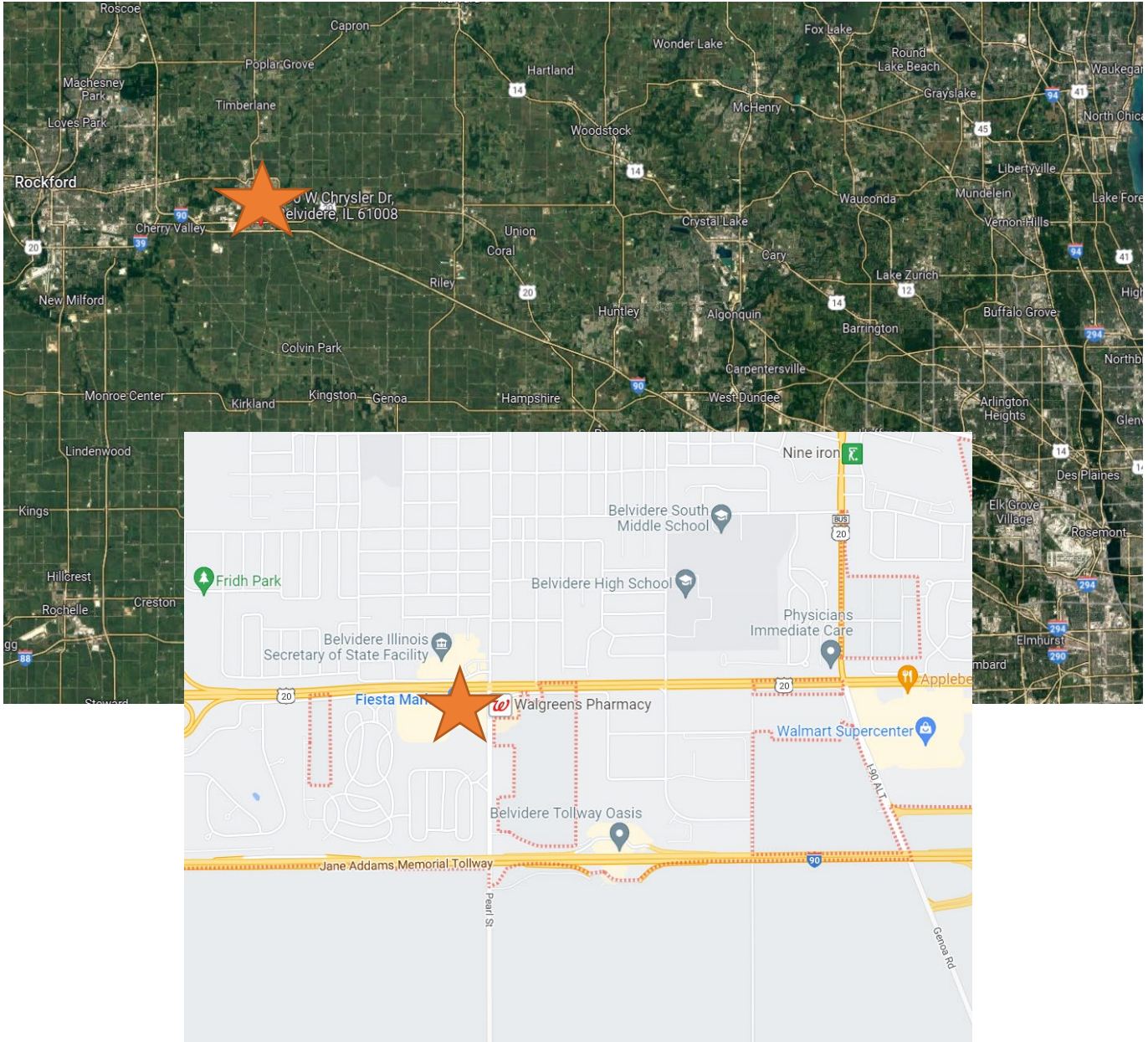




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