



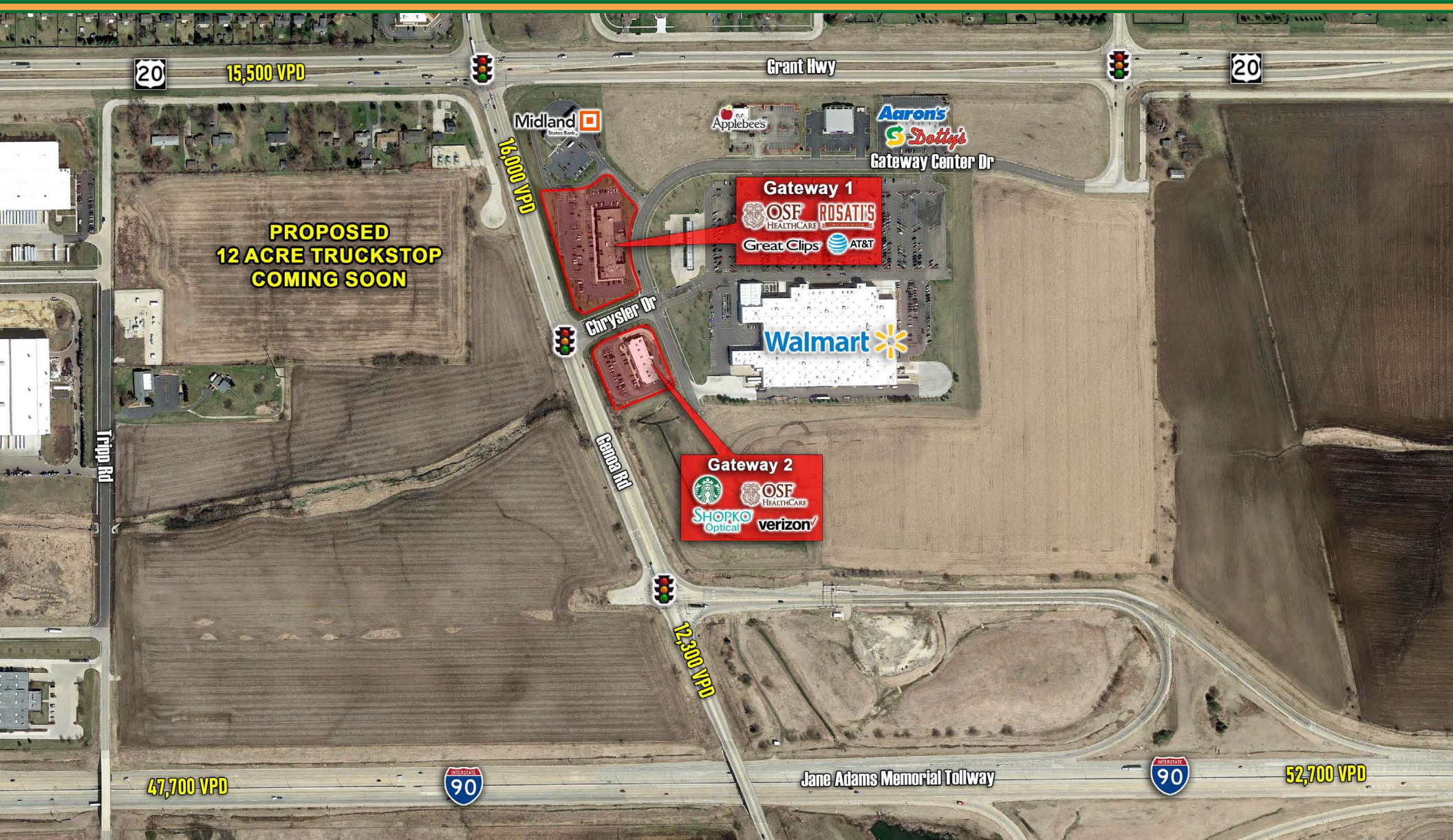
AVAILABILITY:

- **Gateway 1** - 1940-1964 Gateway Center Drive
1,650 SF End Cap Available; Join AT&T, Rosati's Pizza, Great Clips & OSF Healthcare System
- **Gateway 2** - 1912-1922 Gateway Center Drive
1,690 SF Available; Join Verizon Wireless, Shopko Optical, OSF Healthcare System and Starbucks

HIGHLIGHTS:

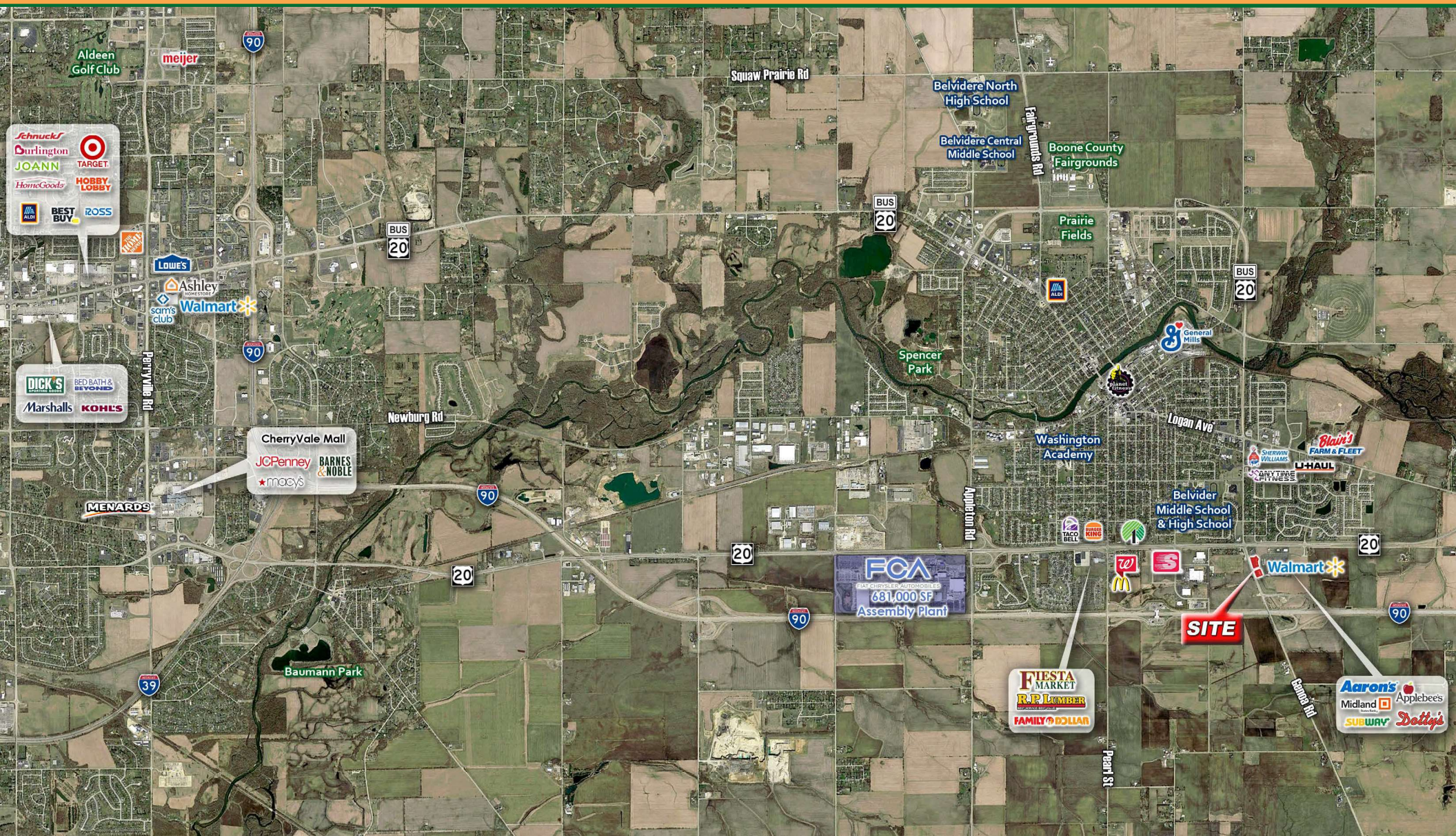
- Ideally positioned at the entrance to the only Walmart Supercenter in the market; other co-tenants include Aaron's, Dotty's, Applebee's and Midland States Bank.
- The Gateway Center has an ideal, e-commerce resistant tenant mix of food, medical, cellular, and service based National retailers. Join OSF Healthcare, Great Clips, Rosatis Pizza, & AT&T.
- Gateway 1 end cap space has incredible visibility. Located at the entrance of Walmart with dual signage opportunity. The site can be seen from I-90. Outdoor seating is also a possibility.
- Only 3 miles from the Fiat Chrysler Automobiles 681,000 SF assembly plant, one of the largest employers in the region with 4,100 employees, most of whom live outside of Belvidere.
- The property's positioning, next to two major area highways, provides excellent exposure for commuting employees on their way to and from the assembly plant.
- Exposure to approximately 52,700 VPD on I-90, 15,500 VPD on US Hwy 20 & 16,000 VPD on Genoa Rd.

DEMOGRAPHICS	1 mile	3 mile	5 mile
2021 Population	4,302	22,954	29,911
Daytime Population	4,033	20,770	30,533
Average HH Income	\$77,482	\$65,250	\$70,617



For More Information: **Vick Mehta** | (O) 708-859-8000 | (M) 630-850-0500 | vm@indvestia.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



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**AVAILABLE
1,650 SF**

**OSF[®]**
HEALTHCARE

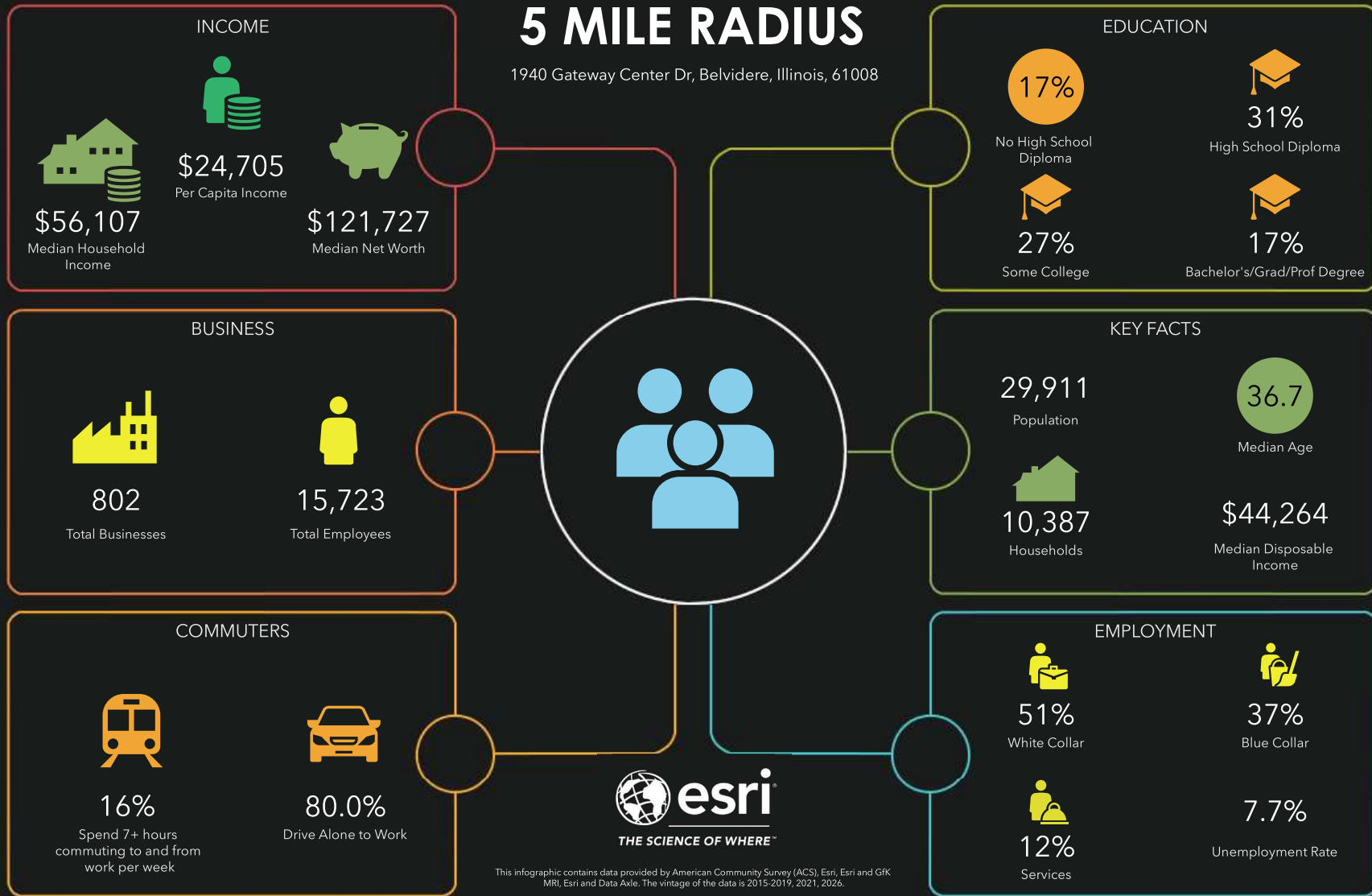
Great Clips[®]

ROSATI'S
CHICAGO PIZZA


AT&T

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