

Spring Creek Lakes

NWC Riverside & Interstate · Loves Park, IL 61111



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REALTY GROUP

Spring Creek Lakes

Loves Park, IL

Site Highlights



- » **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

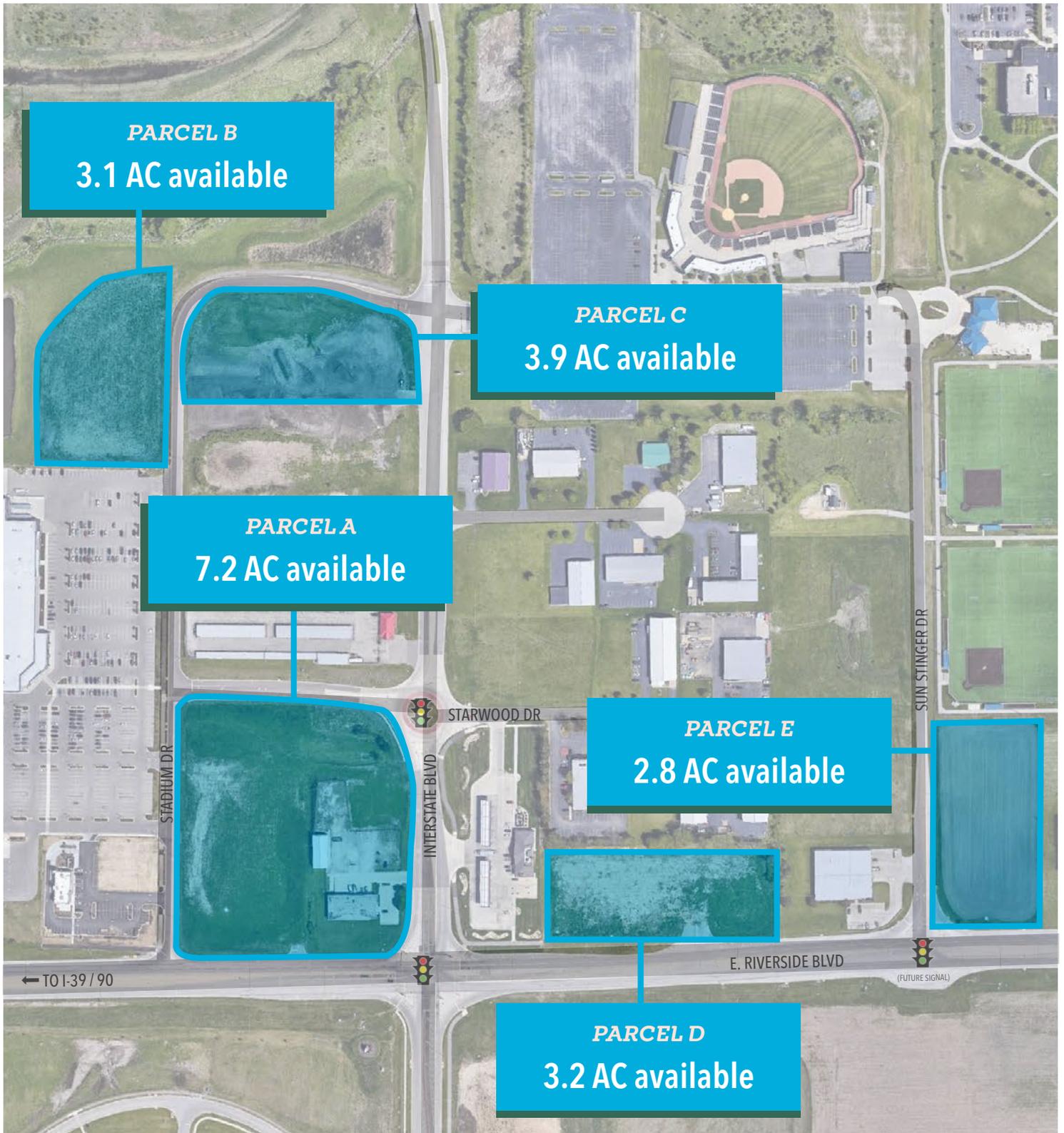
	3 Miles	5 Miles	7 Miles
Estimated Population	26,086	82,751	175,593
Adj. Daytime Demographics	26,092	88,097	175,508
Estimated Households	10,767	33,489	70,336
Estimated Average Household Income	\$109,251	\$94,215	\$83,499

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Parcel A - Proposed Buildings



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

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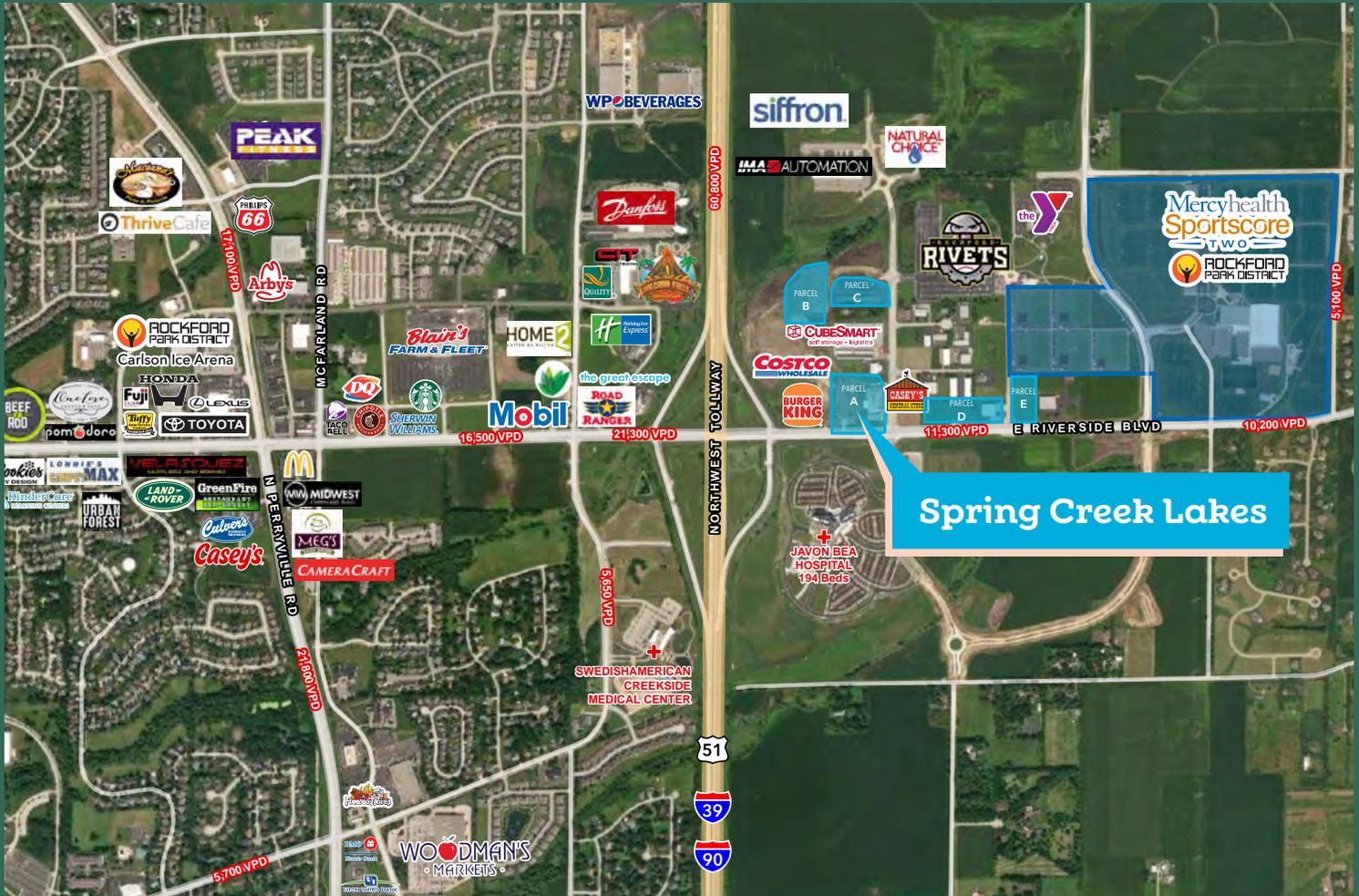
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