

Winter Plaza 1434 N. State st.

1434 N. State st. | Belvidere, IL | US | Boone County
Available SF: 3,600 | Lease Rate: \$7 | Lease Terms: Net



Building Type:	Commercial
Available SF:	3,600
Total SF:	26,072
Number of Stories:	1
Expandable:	Yes
Zoning:	Commercial
Site Size:	0.60 Acres
Year Built:	1962
Former Use:	commercial
Specialty Features:	Opportunity Zone
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Concrete Block
Lease Rate:	\$7
Lease Terms:	Net
Lease Rate Note:	7.00 per sq.ft
Last Updated:	Aug 31, 2020

Economic Development Contact

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Growth Dimensions
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Realtor/Owner Contact

Ed & Judy Winter
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Property and Area Description

Strip center that boasts 12 businesses on a busy highway. It is on the edge of town near McDonald's, other fast food restaurants, and nearby banks. All on High Traffic Street- Other stores in Plaza- Chiropractor, Up-Scale salon, Jewelry store, bakery, Italian Restaurant, Quilt Store and high end liquor store.

Population

	396,752 20 Mile Radius	878,911 30 Mile Radius	5,921,163 60 Mile Radius
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Source: ESRI®, 2024

Households

	160,882 20 Mile Radius	349,991 30 Mile Radius	2,285,903 60 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Route 20 & I-90 (1.00 mile mi.)

Nearest Interstate: I-90 (1.00 mile mi.)

Nearest Airport: Poplar Grove Airport (4 miles mi.)

Nearest Commercial Airport: Chicago/Rockford International Airport (17 miles mi.)

Distance to Mass Transit: less than 1 mile

Rail Served: Yes

Rail Served By: Unknown

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: ComEd

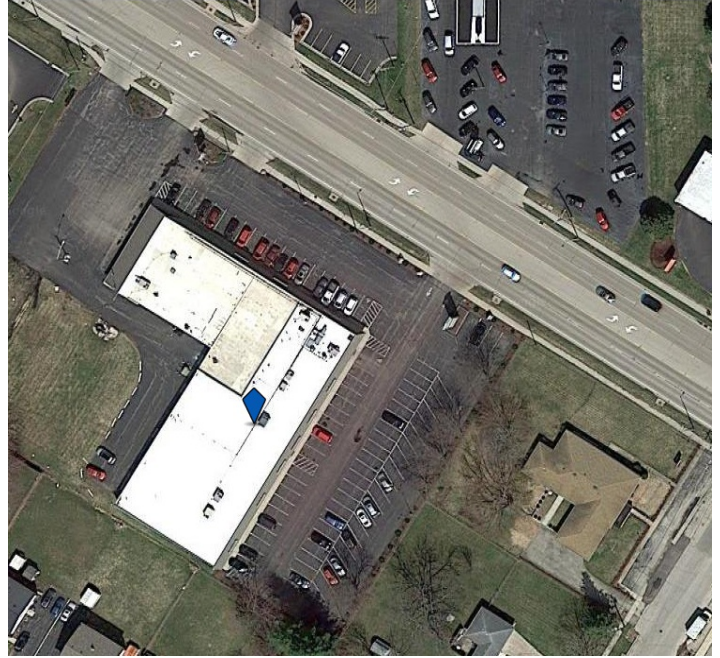
Natural Gas: Nicor Gas

Water: City of Belvidere

Sewer: City of Belvidere

Telecommunications: Availability

Property Images



Pamela Lopez-Fettes | Executive Director | Growth Dimensions
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