



LEASE

Retail & Office Units Available | Whitehouse Plaza

300-318 N. ALPINE ROAD

Rockford, IL 61107

PRESENTED BY:

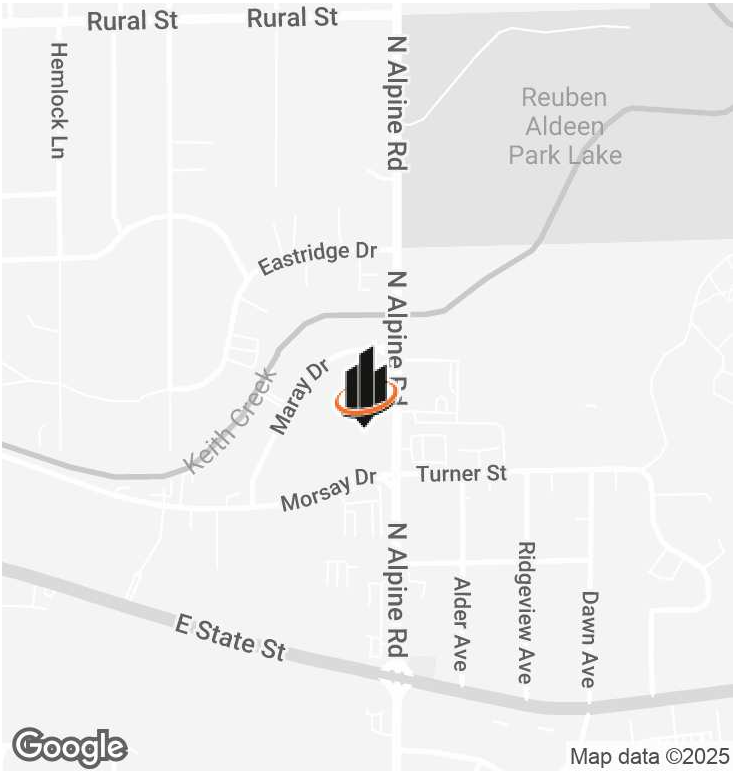
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------|---------------------------------------|
| LEASE RATE: | Retail \$14.00 SF/Yr MG |
| AVAILABLE SF: | +/-200 to 7,600 SF |
| UNITS AVAILABLE: | 3 Retail 4 Office 5 Salon Rooms |
| BUILDING SIZE: | 56,000 SF |
| LOT SIZE: | 2.29 Acres |
| YEAR BUILT: | 1980 |
| ZONING: | C2 |
| SUBMARKET: | Upper Northwest |
| APN: | 1220379008; 1220379007 |

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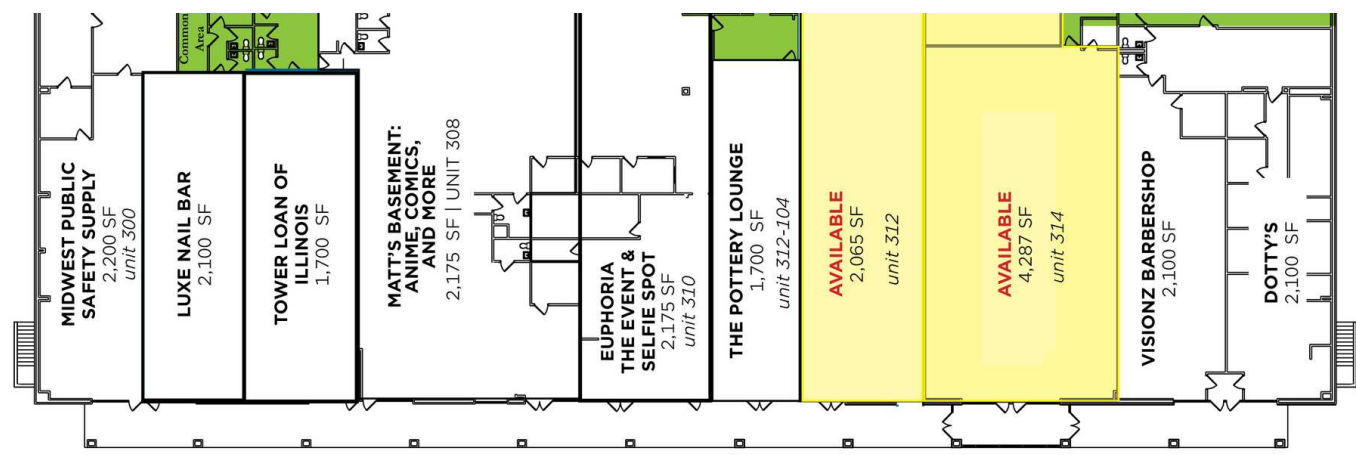
PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present Whitehouse Plaza located at 300-320 N. Alpine Road in Rockford, Illinois. Established neighborhood center located on highly visible Alpine Road. Various Retail or Office Units available from +/- 200 to 7,600 SF with various configurations. Signalized intersection with Plenty of parking and Signage.

PROPERTY HIGHLIGHTS

- Various Retail or Office Units Available
- Open Concept
- Private Restrooms
- Large Windows and Exposure
- Signage

LEASE SPACES



LEASE INFORMATION

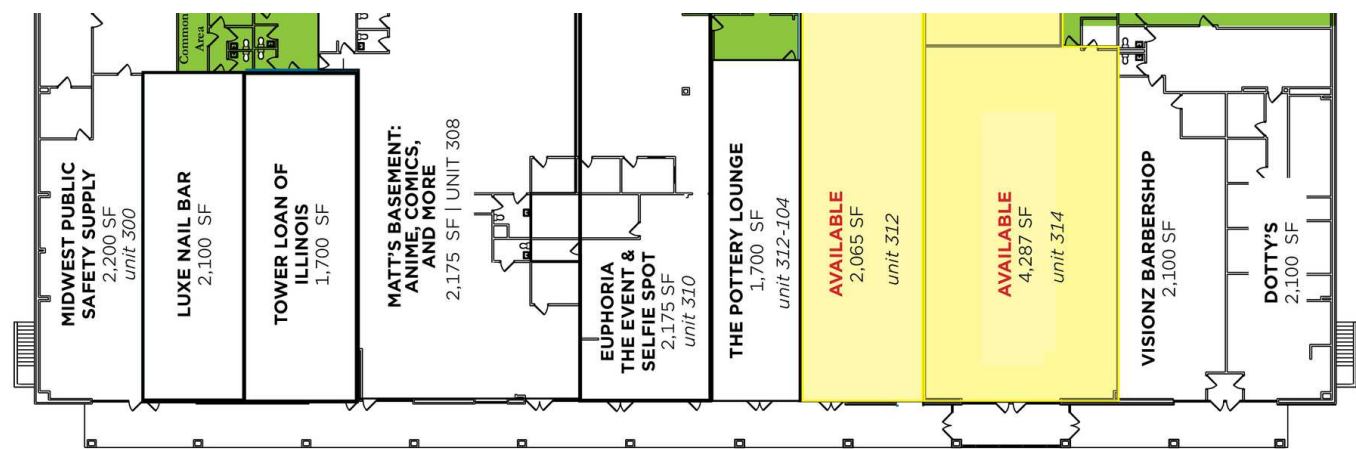
| | | | |
|--------------|----------------|-------------|----------------------|
| LEASE TYPE: | MG; Gross | LEASE TERM: | 36 months |
| TOTAL SPACE: | 200 - 7,600 SF | LEASE RATE: | Retail \$14.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|------------------|----------------|---------------|--|
| 312-106 | Available | 2,065 - 6,352 SF | Modified Gross | \$14.00 SF/yr | Former Tanning Salon 6 Rooms Private Restroom Storage Breakroom |
| 314 | Available | 4,287 - 6,352 SF | Modified Gross | \$14.00 SF/yr | Retail Use Open Concept Back Office Storage Private Restroom High Ceiling Signage |
| T100 | Available | 1,476 SF | Modified Gross | \$14.00 SF/yr | +/- 1,476 SF Executive Office 5 Offices Lobby Storage Breakroom Private Entry |

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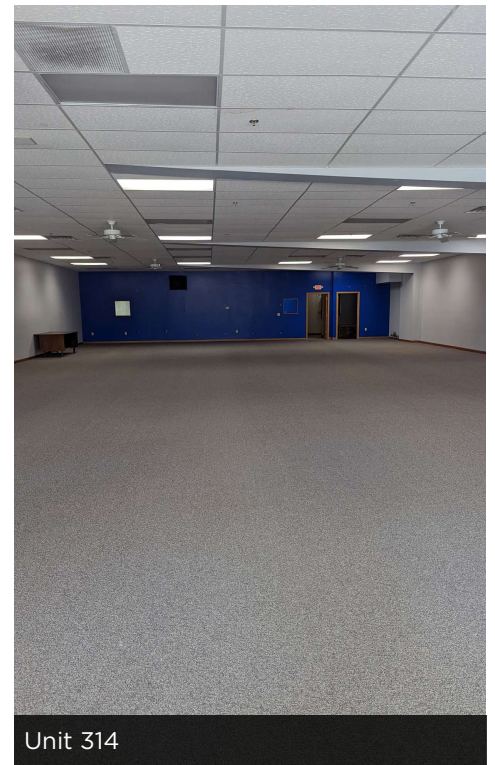
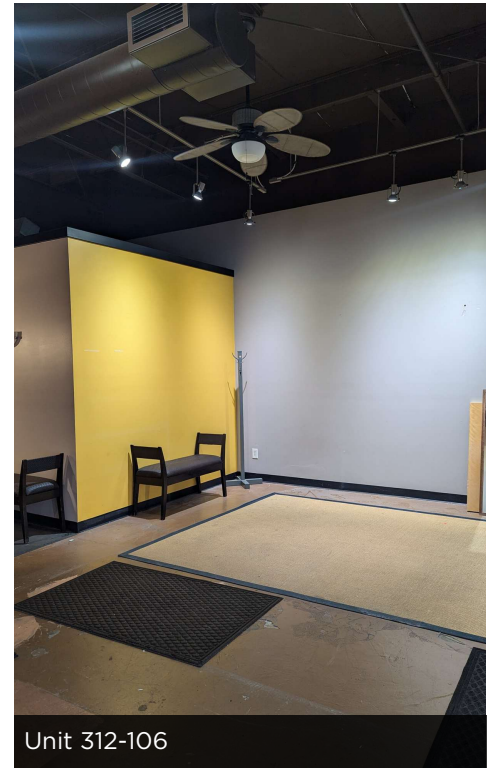


SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| | | | | | |
|------------|-----------|----------|----------------|-------------------|--|
| T105 | Available | 1,100 SF | Modified Gross | \$14.00 SF/yr | +/- 1,100 SF Office Unit Available 3 Office Units Lobby and Storage Private Entry |
| T120-A | Available | 300 SF | Gross | \$600 per month | Individual Salon Suite |
| T120-C | Available | 275 SF | Gross | \$575 per month | Individual Salon Suite |
| T120-D | Available | 3,500 SF | Gross | \$3,000 per month | +/- 3,500 SF Open Concept Divisible Various configurations Restrooms Breakroom |
| T120-G | Available | 350 SF | Gross | \$750 per month | Individual Salon Suite |
| T120-I | Available | 200 SF | Gross | \$425 per month | Individual Salon Suite |
| T206 & 208 | Available | 1,900 SF | Modified Gross | \$14.00 SF/yr | +/- 1,900 SF Unit Open Concept Divisible Private Entry Storage |
| T300 | Available | 7,600 SF | Modified Gross | \$14.00 SF/yr | Storage or Retail Use Former Thrift Store Private Entry Drive-in Door |

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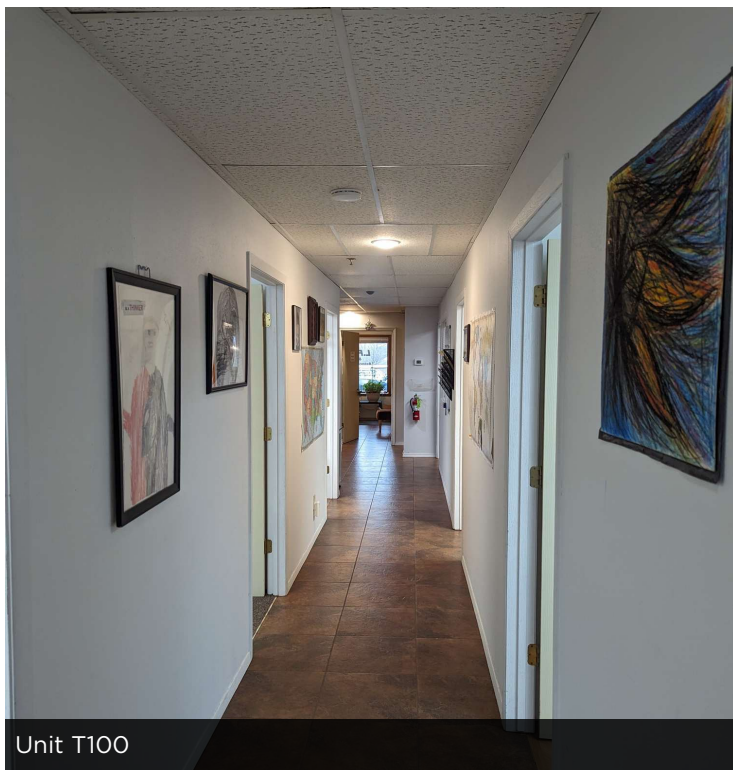
UNIT PHOTOS: UNIT 312-106 +/-2,065 SF & UNIT 314 +/-4,287 SF



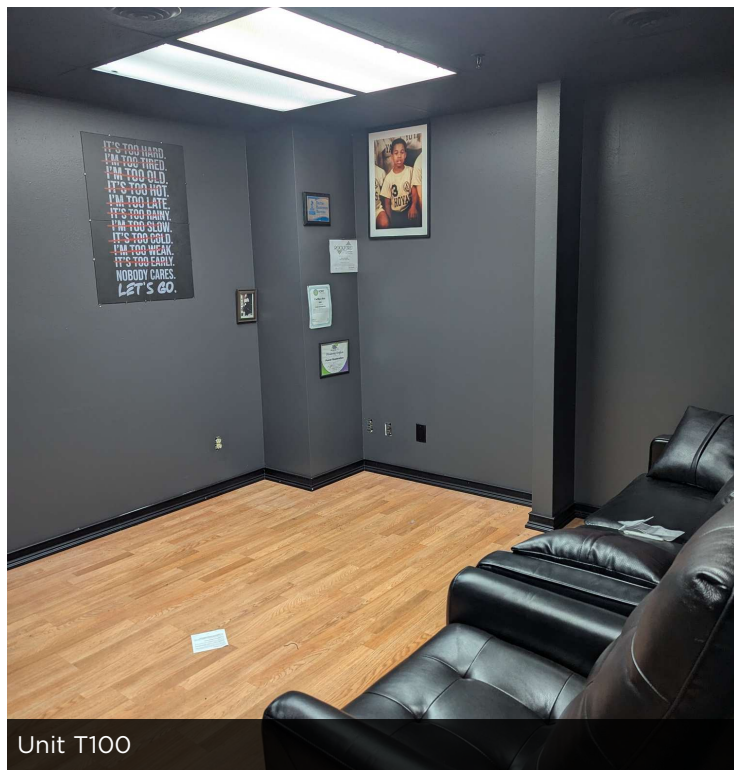
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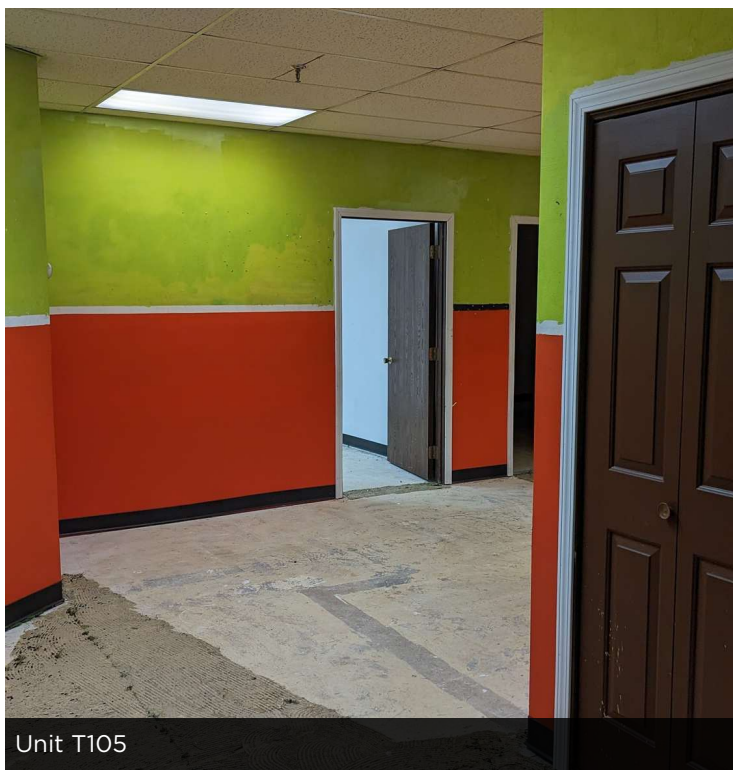
UNIT PHOTOS: T100 +/-1,476 SF & UNIT T105 +/- 1,100 SF



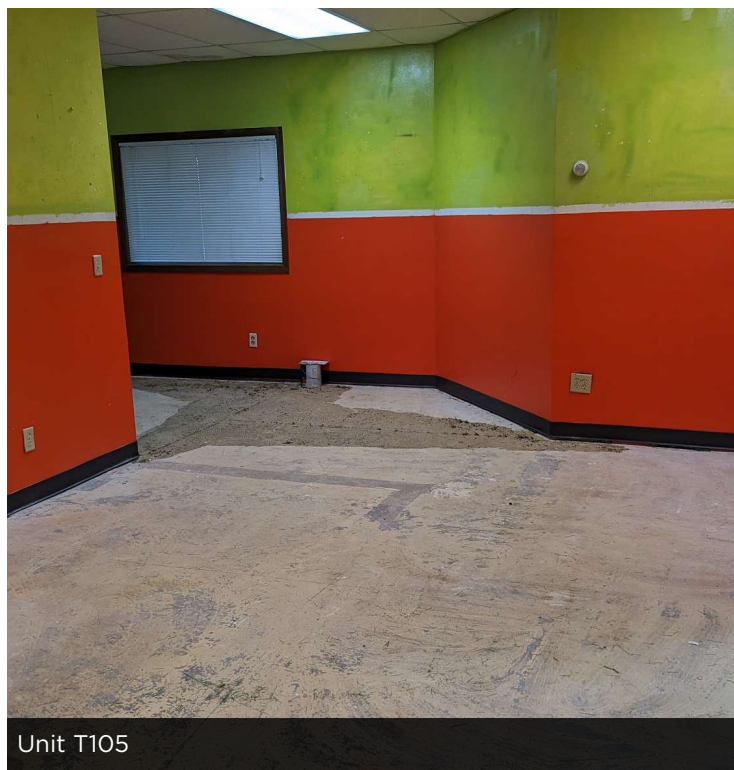
Unit T100



Unit T100



Unit T105



Unit T105

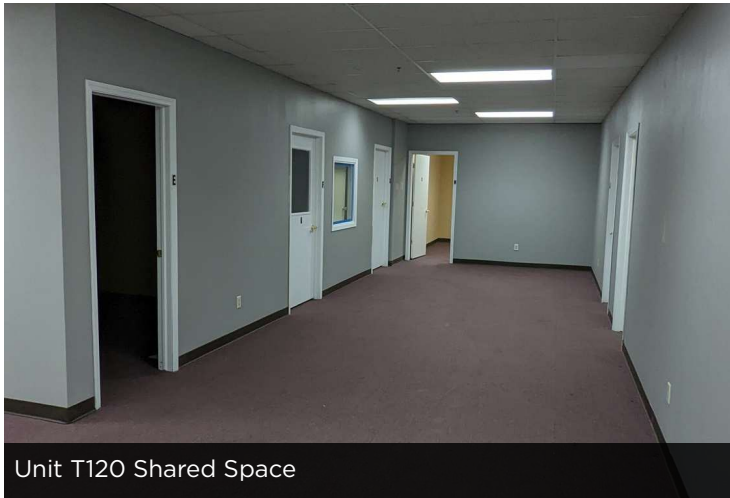
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UNIT PHOTOS: UNIT T120 SALON SUITES



Unit T120 Shared Space



Unit T120- D Open Concept



Unit T120 A



Unit T120 C



Unit T120 G



Unit T120 I



Exterior

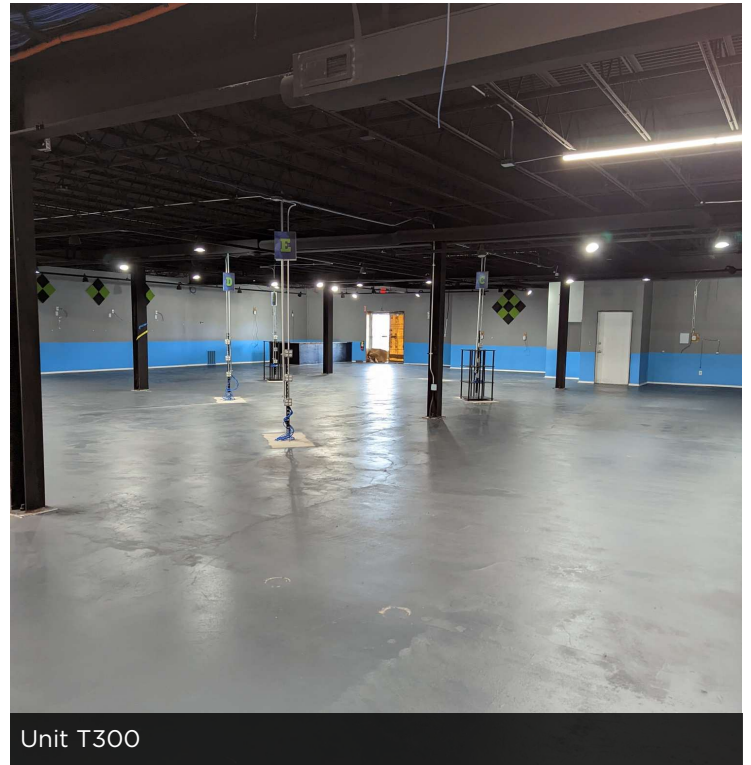
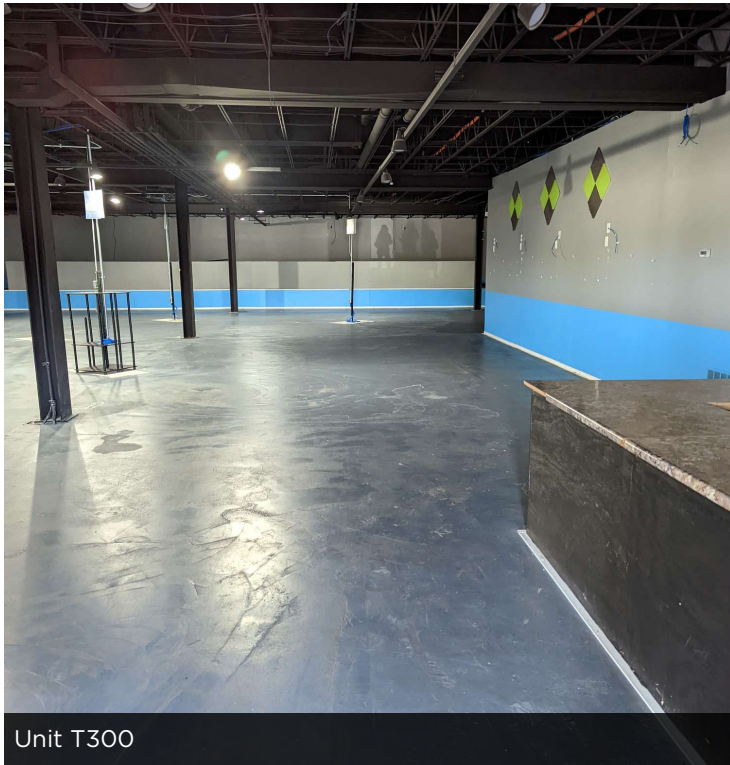
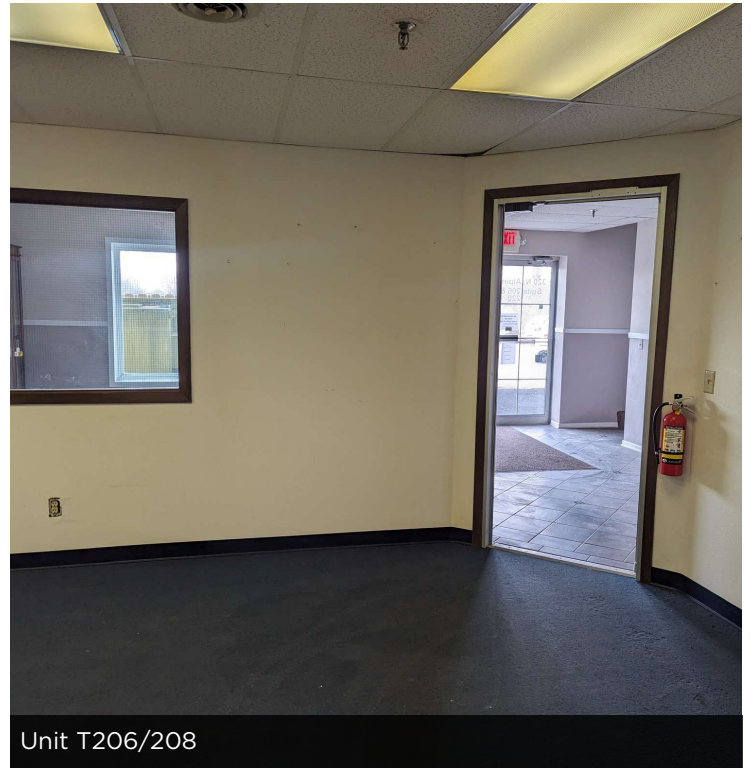
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UNIT PHOTOS: T206/208 +/- 1,900 SF AND T300



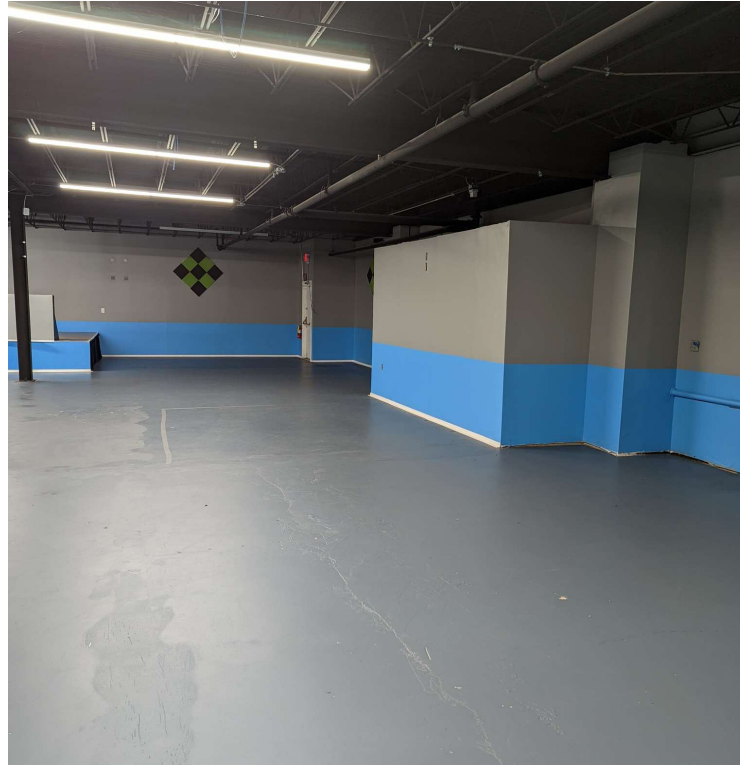
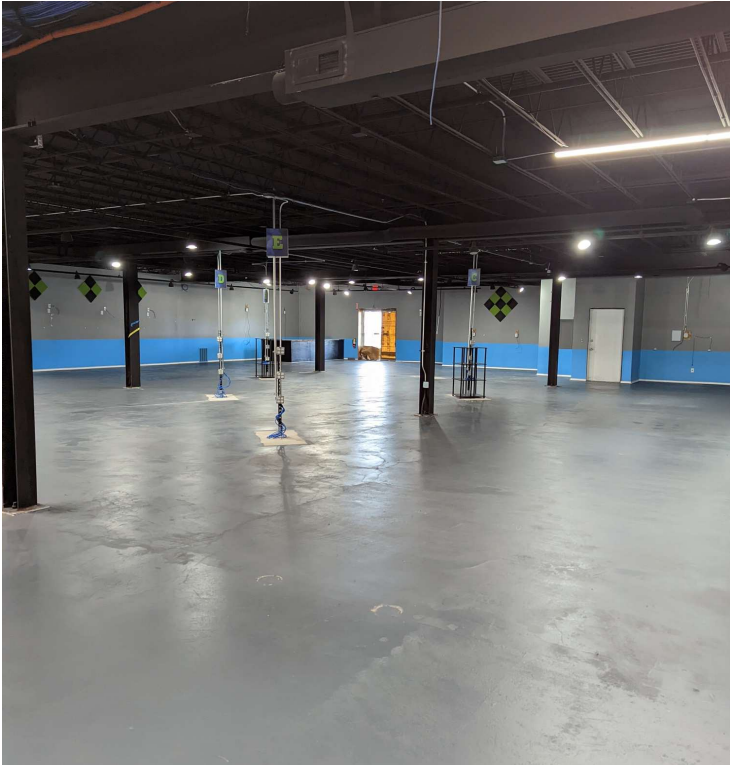
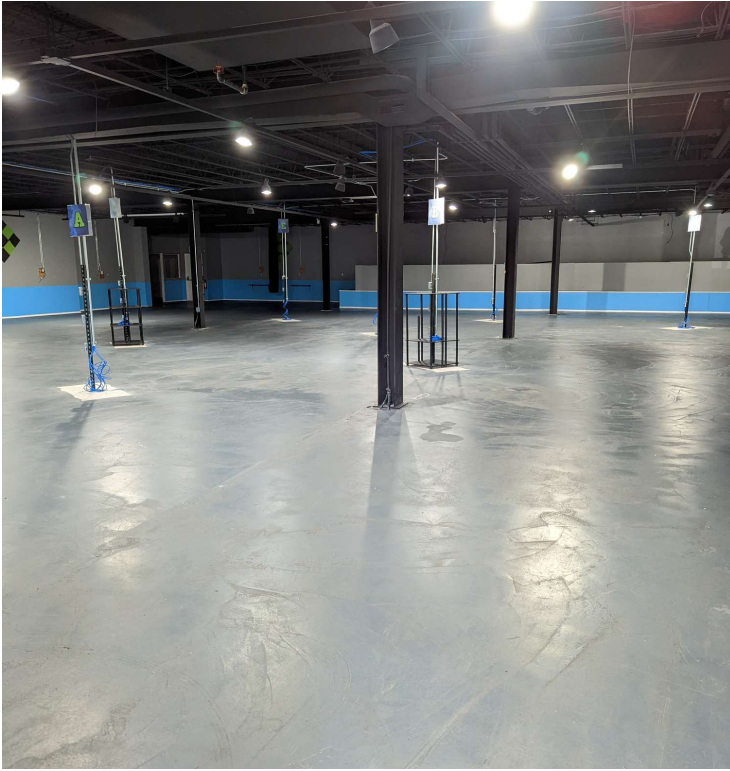
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UNIT PHOTOS: T300 +/-7,600 SF WITH DRIVE IN DOOR



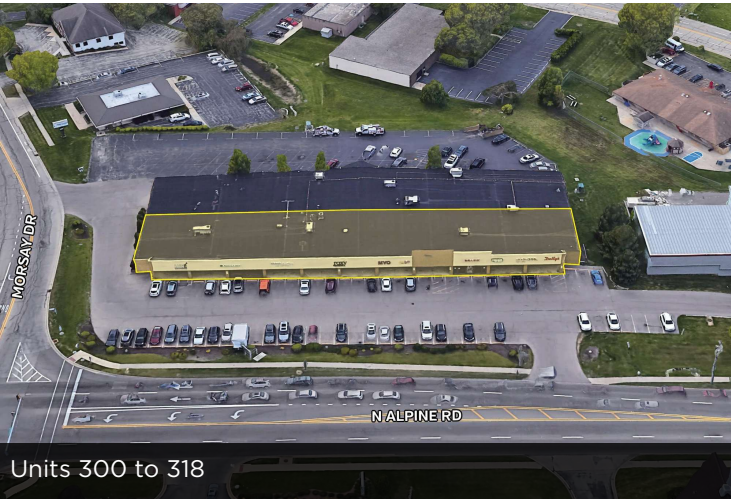
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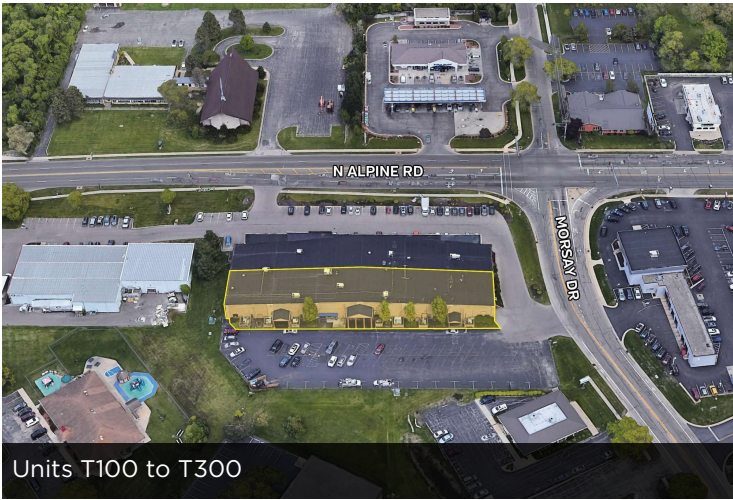
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EXTERIOR PHOTOS



Units 300 to 318



Units T100 to T300



Signage



Facade Signage



Units T100 to T300



Units T100 to T300

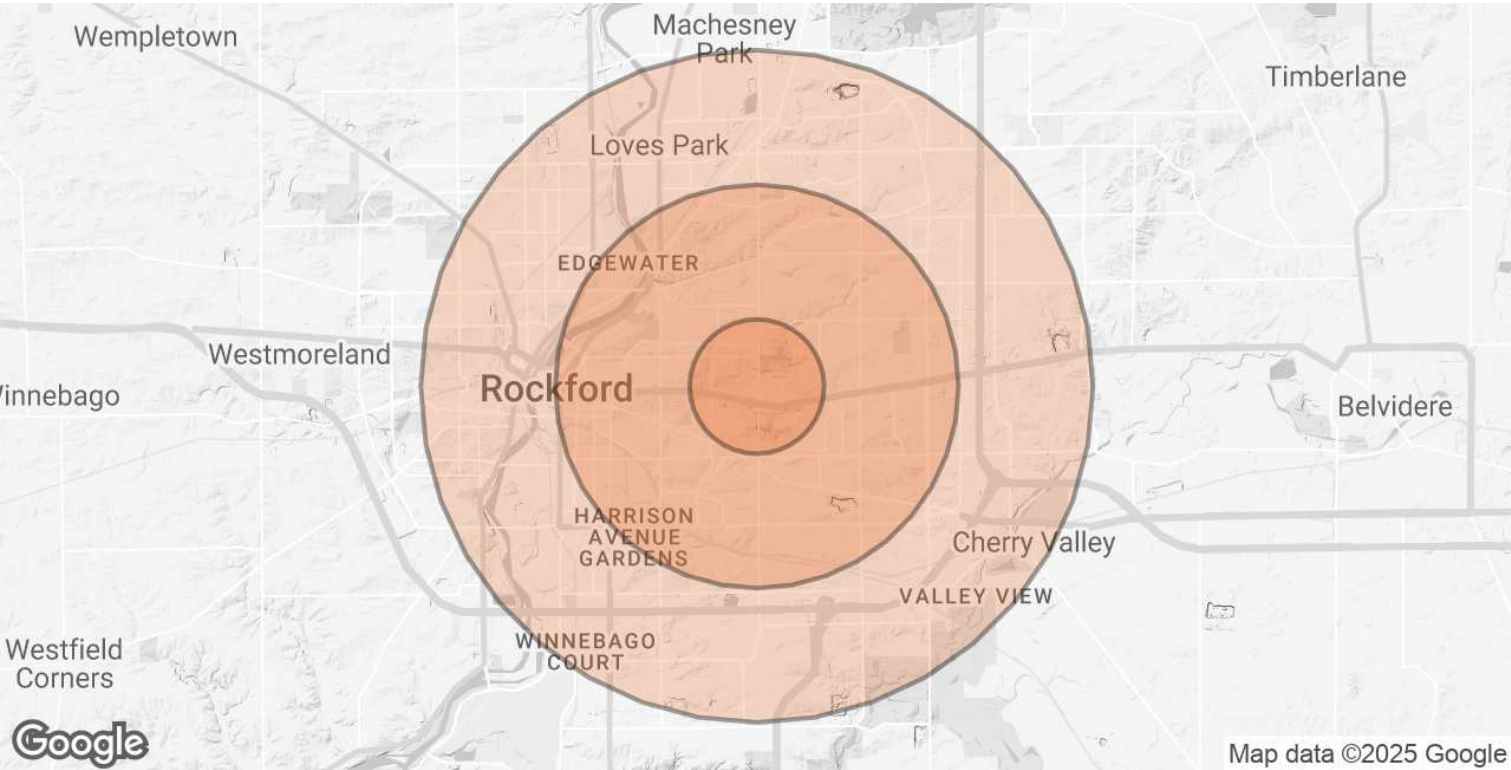
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RETAIL AERIAL



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 8,762 | 83,815 | 180,119 |
| AVERAGE AGE | 42.5 | 41.7 | 40.0 |
| AVERAGE AGE (MALE) | 41.4 | 39.8 | 38.2 |
| AVERAGE AGE (FEMALE) | 41.5 | 42.5 | 41.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,144 | 38,951 | 83,051 |
| # OF PERSONS PER HH | 2.1 | 2.2 | 2.2 |
| AVERAGE HH INCOME | \$73,152 | \$64,347 | \$59,398 |
| AVERAGE HOUSE VALUE | \$115,881 | \$111,148 | \$104,389 |

2020 American Community Survey (ACS)

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