



LEASE

Retail & Office Units Available | Whitehouse Plaza

300-318 N. ALPINE ROAD

Rockford, IL 61107

PRESENTED BY:

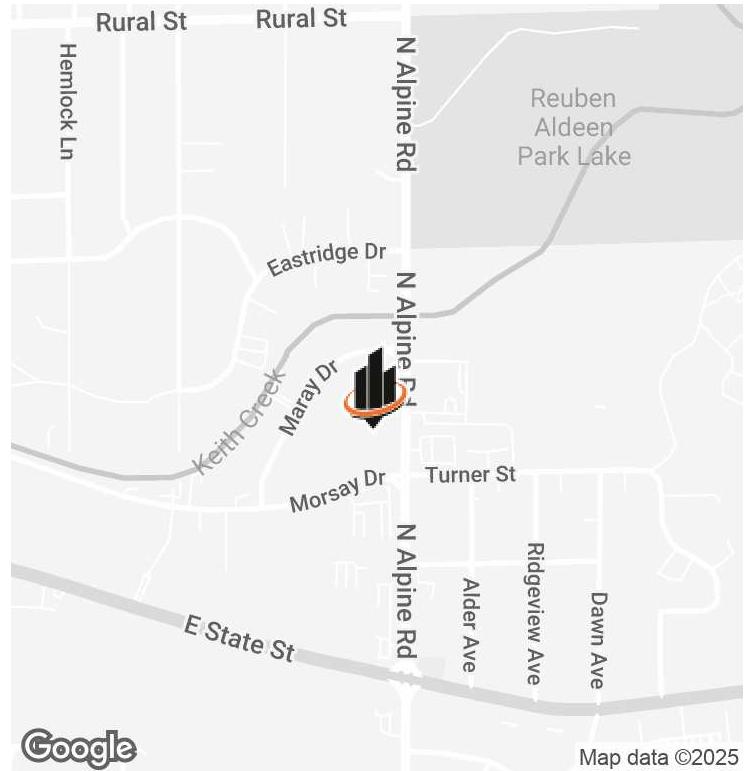
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



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

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.

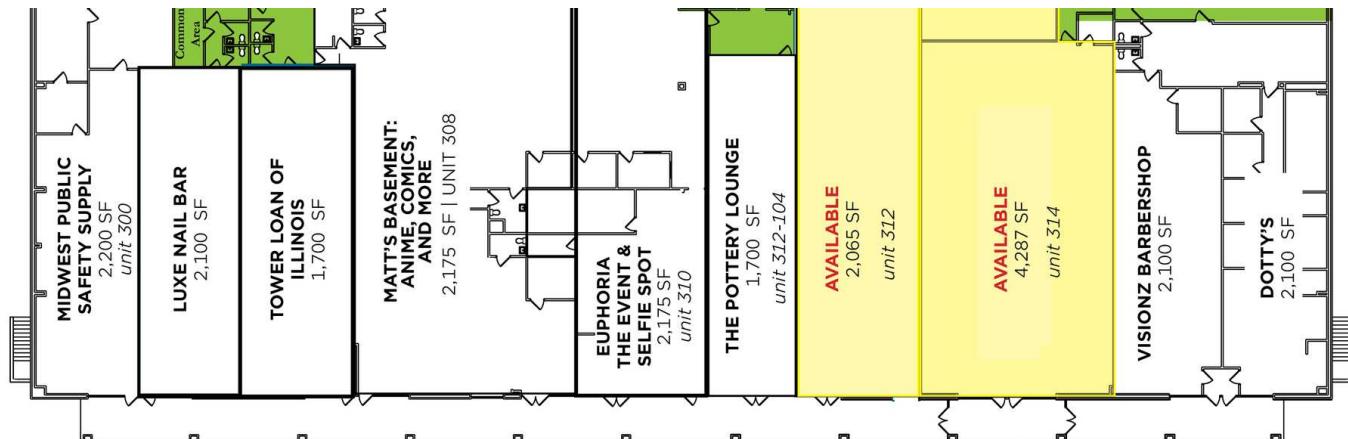
PROPERTY HIGHLIGHTS

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

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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

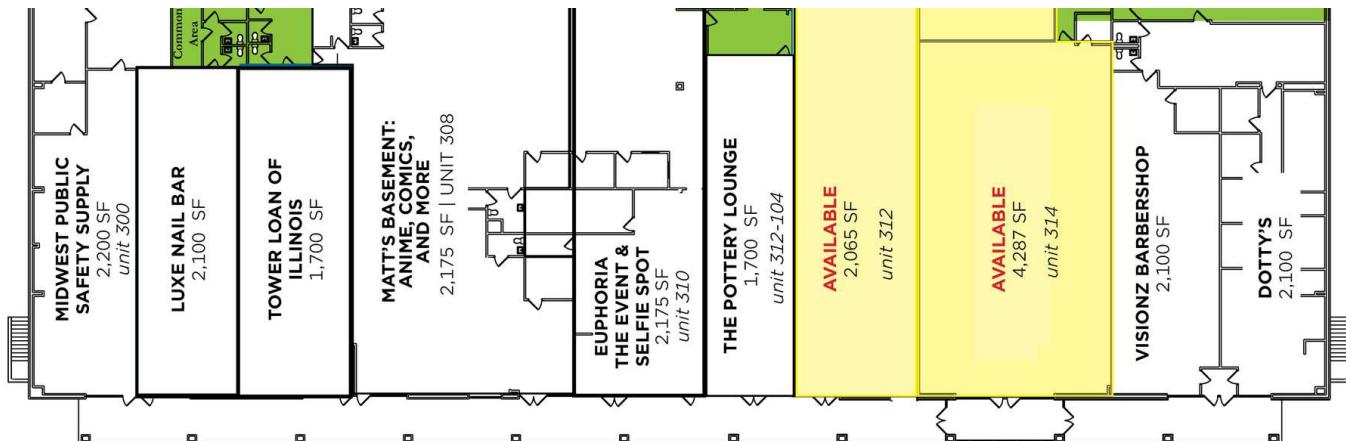
AVAILABLE SPACES

	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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LEASE SPACES



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

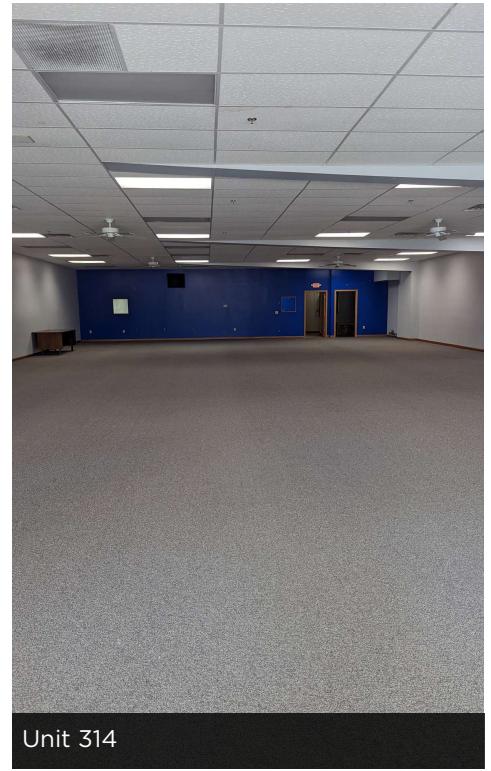
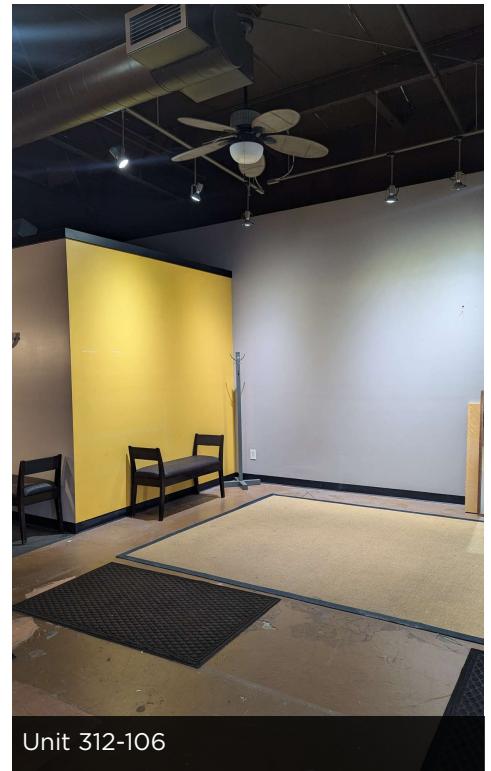
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UNIT PHOTOS: UNIT 312-106 +/-2,065 SF & UNIT 314 +/-4,287 SF



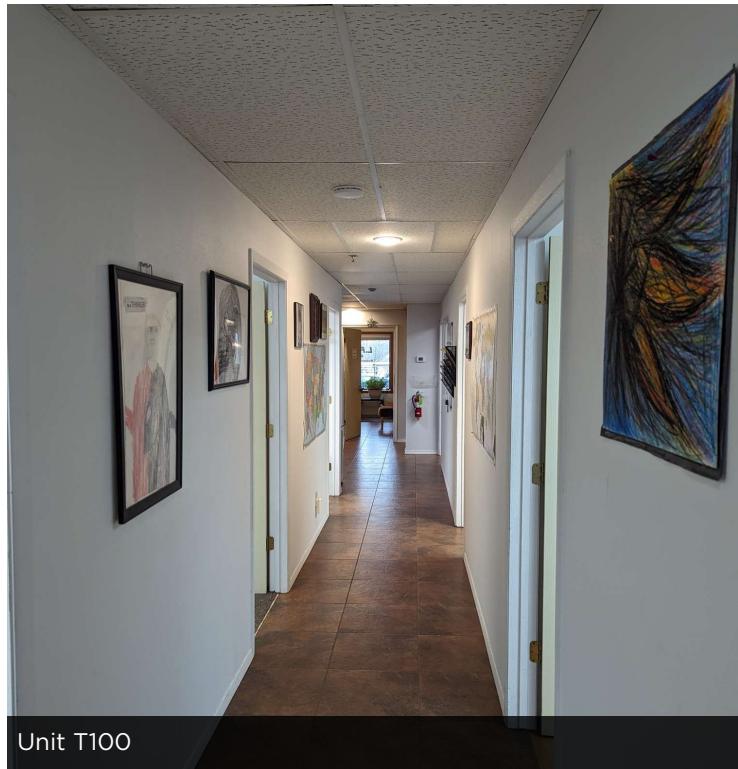
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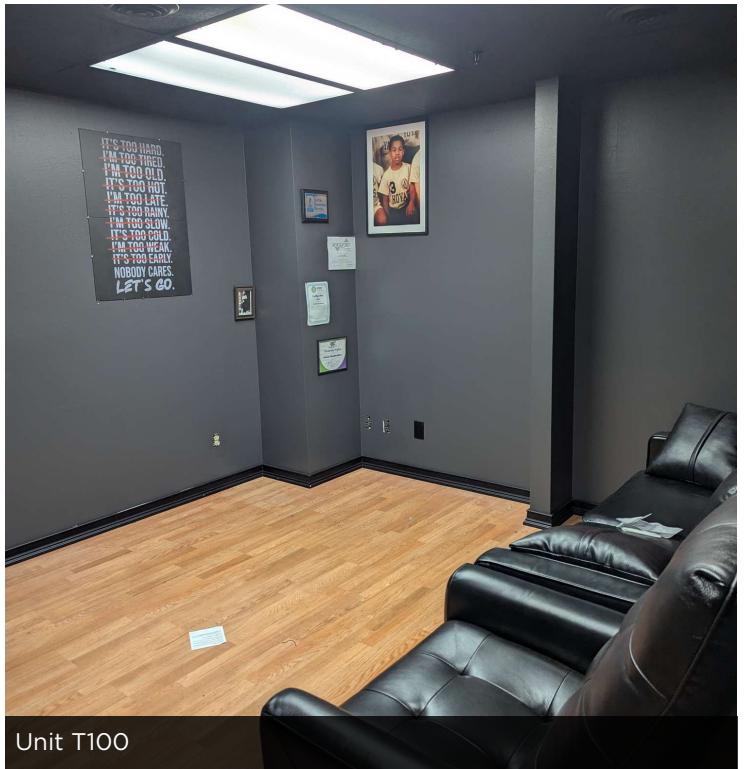
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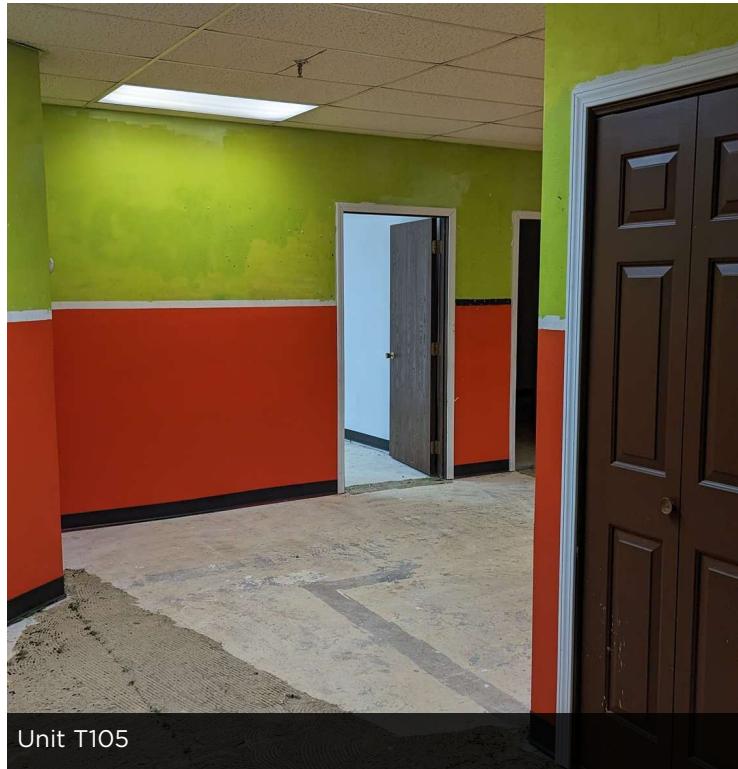
UNIT PHOTOS: T100 +/- 1,476 SF & UNIT T105 +/- 1,100 SF



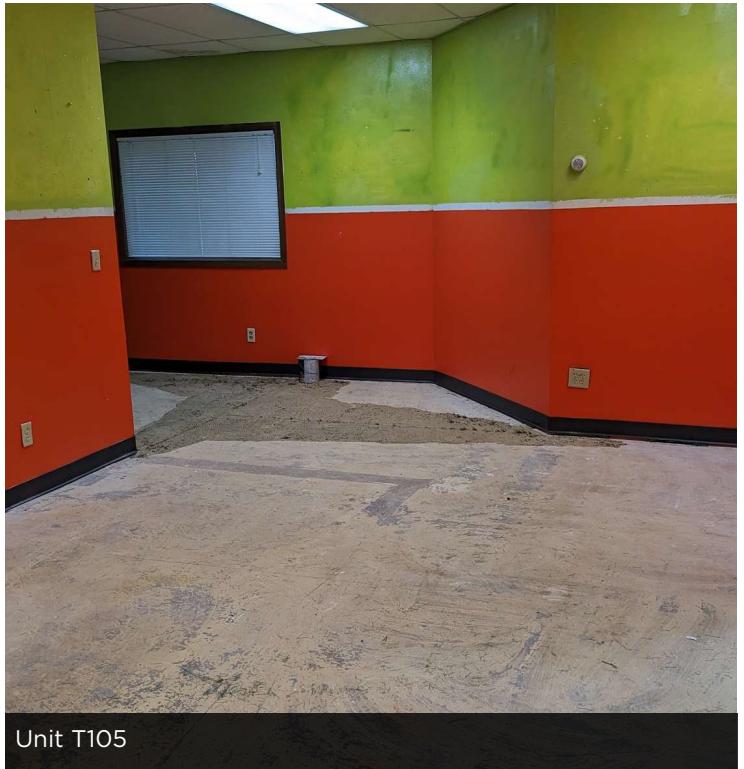
Unit T100



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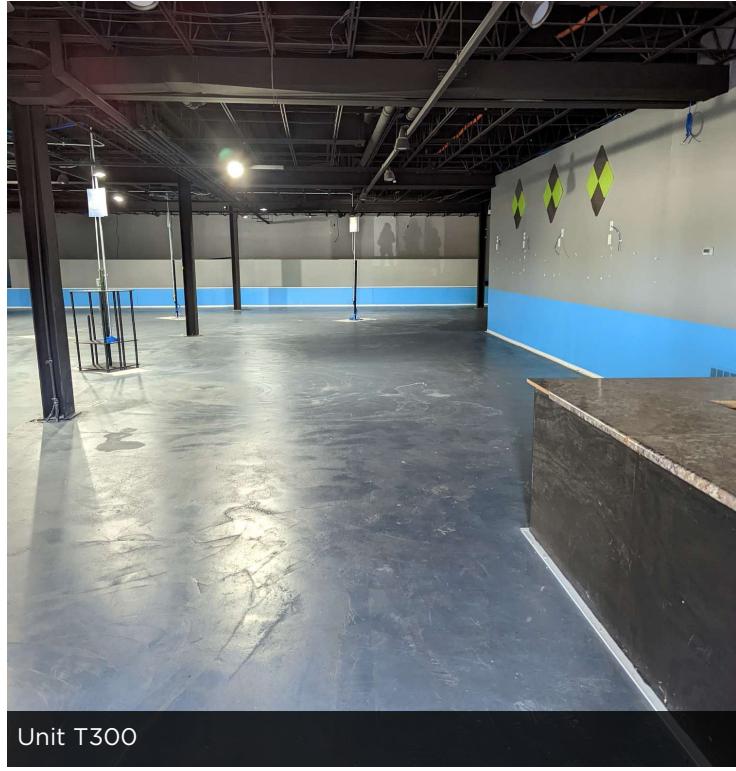
UNIT PHOTOS: T206/208 +/- 1,900 SF AND T300



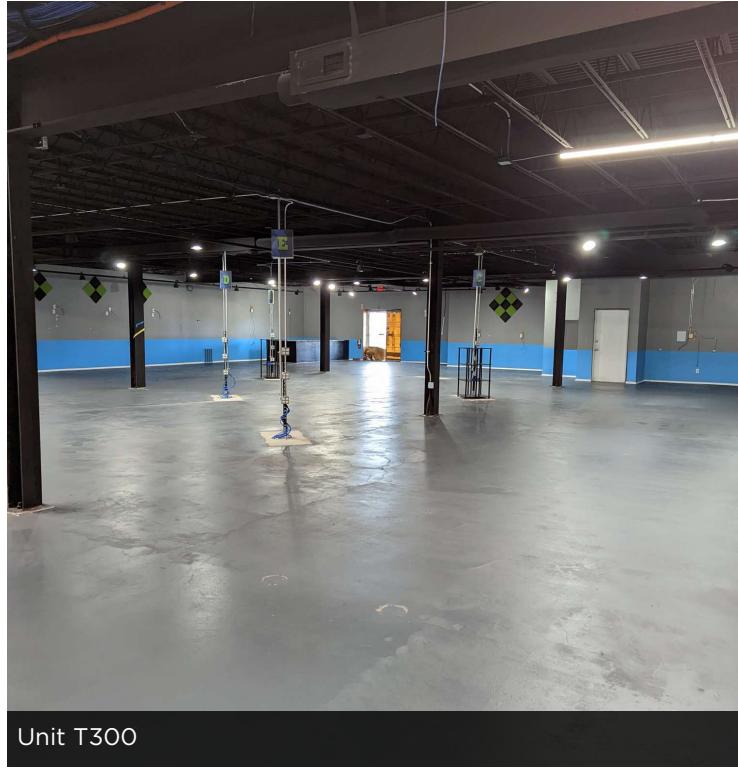
Unit T206/208



Unit T206/208



Unit T300



Unit T300

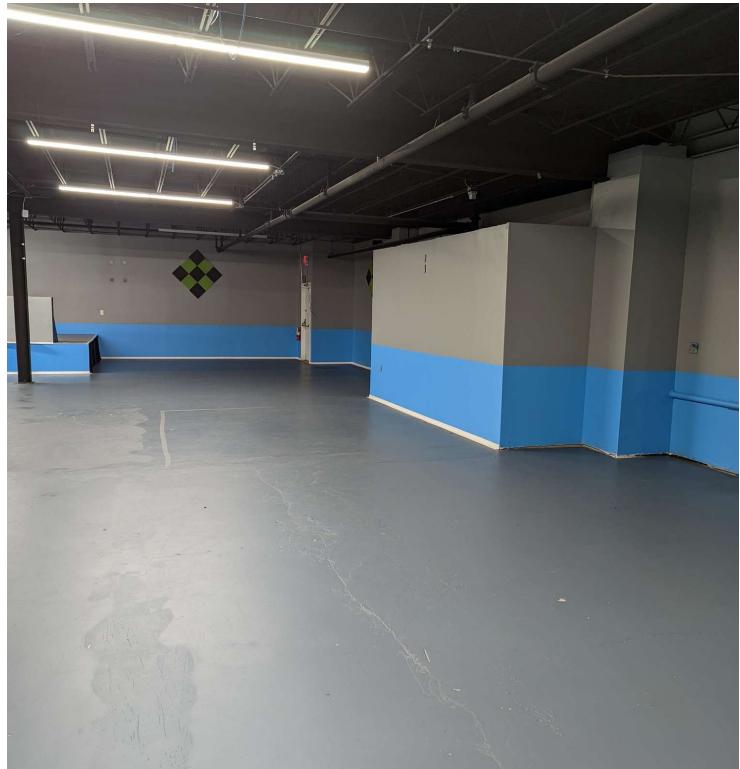
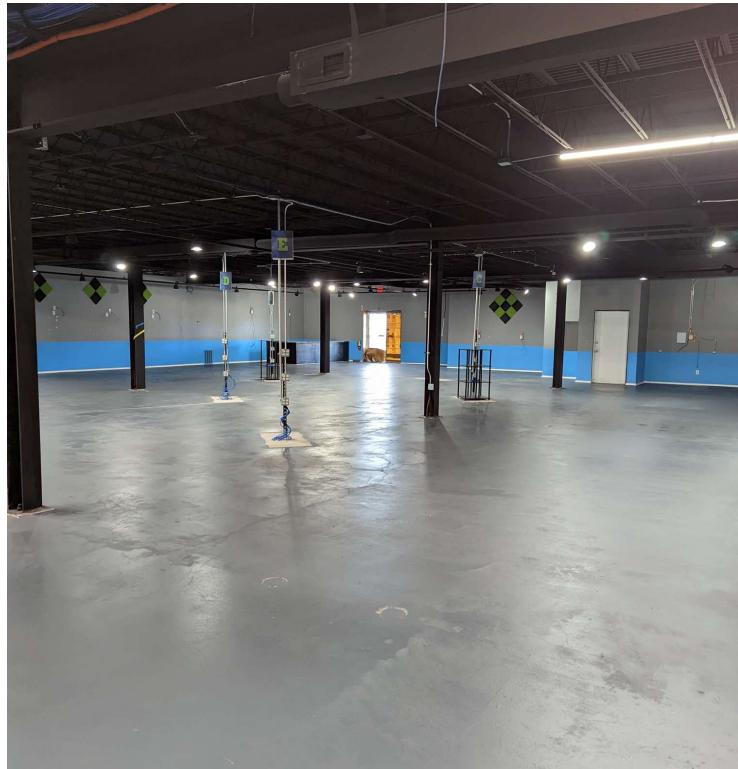
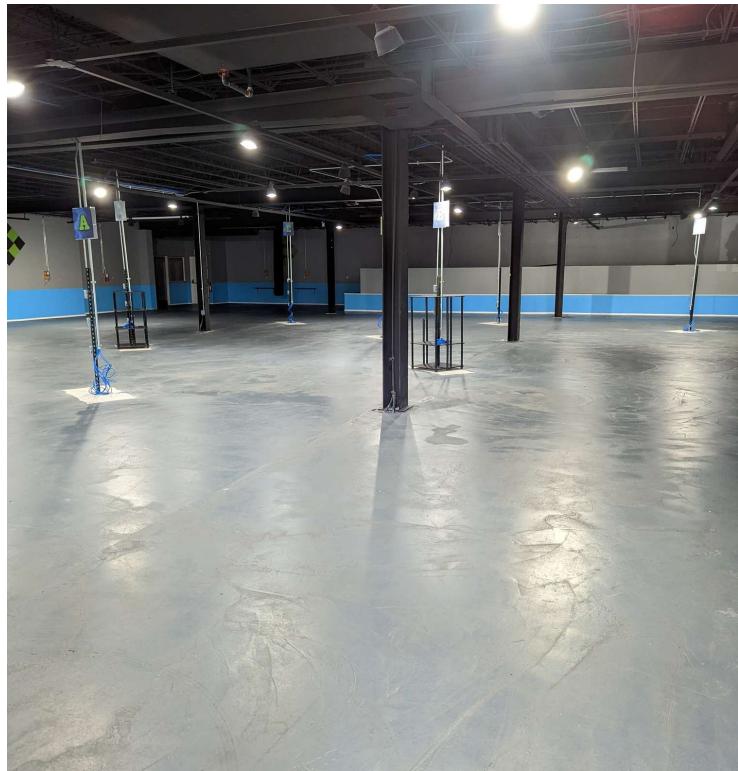
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UNIT PHOTOS: T300 +/-7,600 SF WITH DRIVE IN DOOR



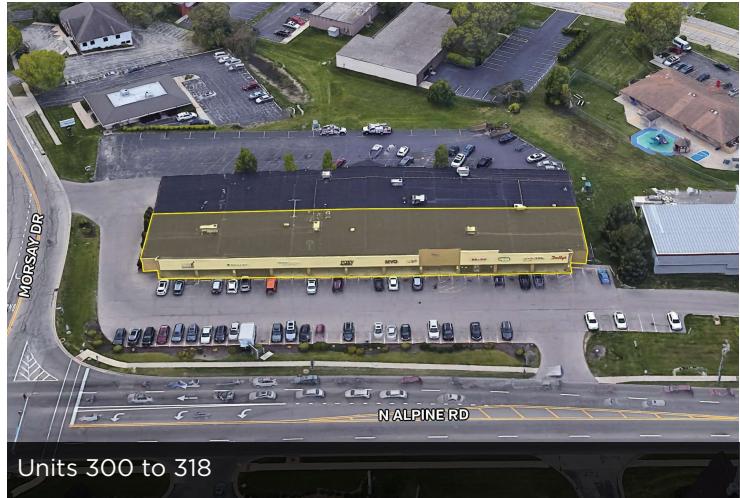
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EXTERIOR PHOTOS



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RETAIL AERIAL



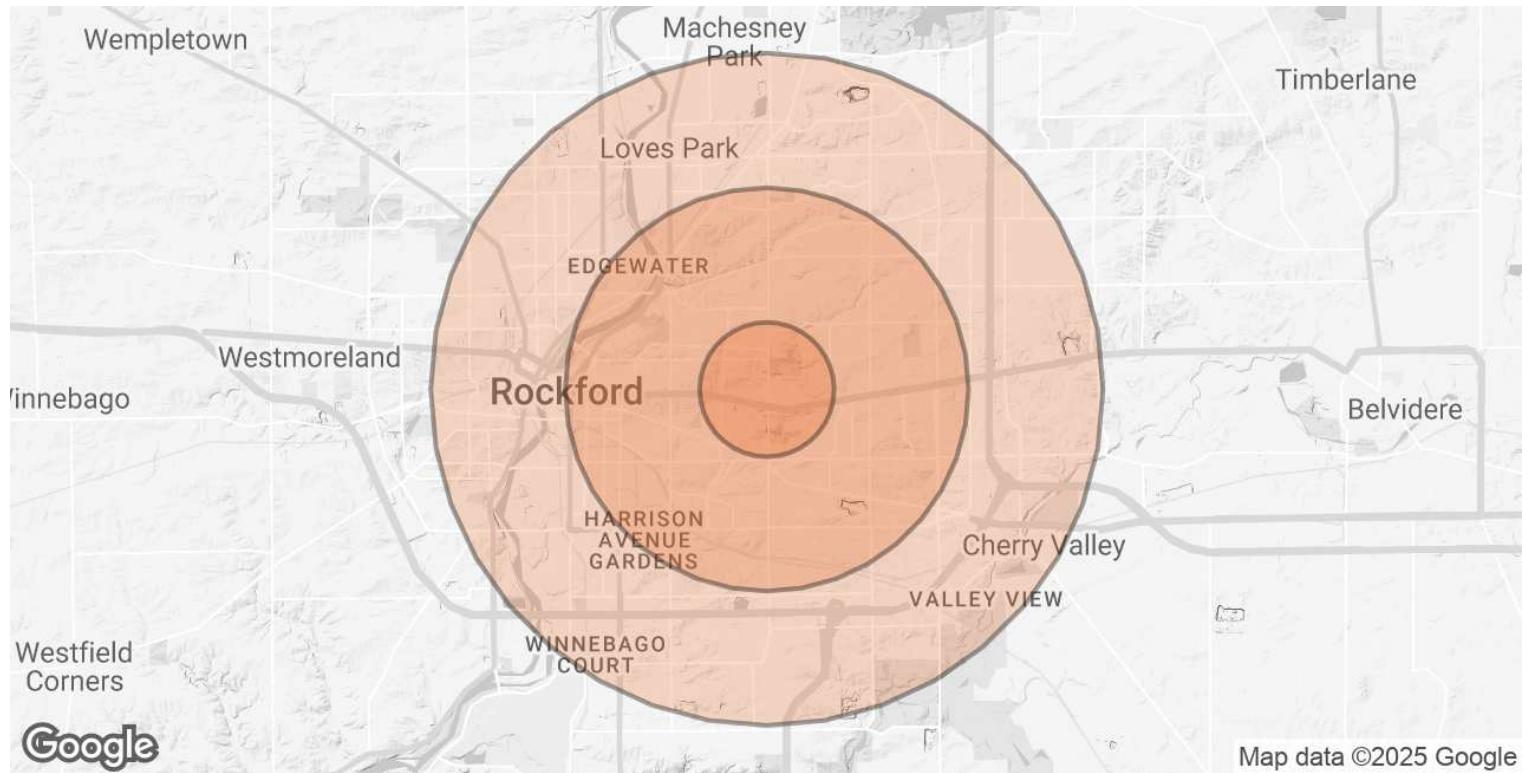
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DEMOGRAPHICS MAP & REPORT



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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