

# OFFICE SPACE AVAILABLE

7180 SPRING BROOK ROAD  
ROCKFORD, IL 61114

**FOR LEASE: 1,400-40,964 SF**



## Property Information

- High traffic area - over 23,000 VPD pass through Spring Brook and Perryville Roads
- Located in the heart of Rockford's office corridor
- Close proximity to I-90, I-39, and Route 20
- 14 miles from Chicago-Rockford International Airport
- Rock Valley College located 1 mile west
- 634 parking spaces/7.29 ratio

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,163	\$164,540	320
3 Miles:	39,933	\$120,079	1,581
5 Miles:	105,075	\$110,304	4,099

# AERIAL | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

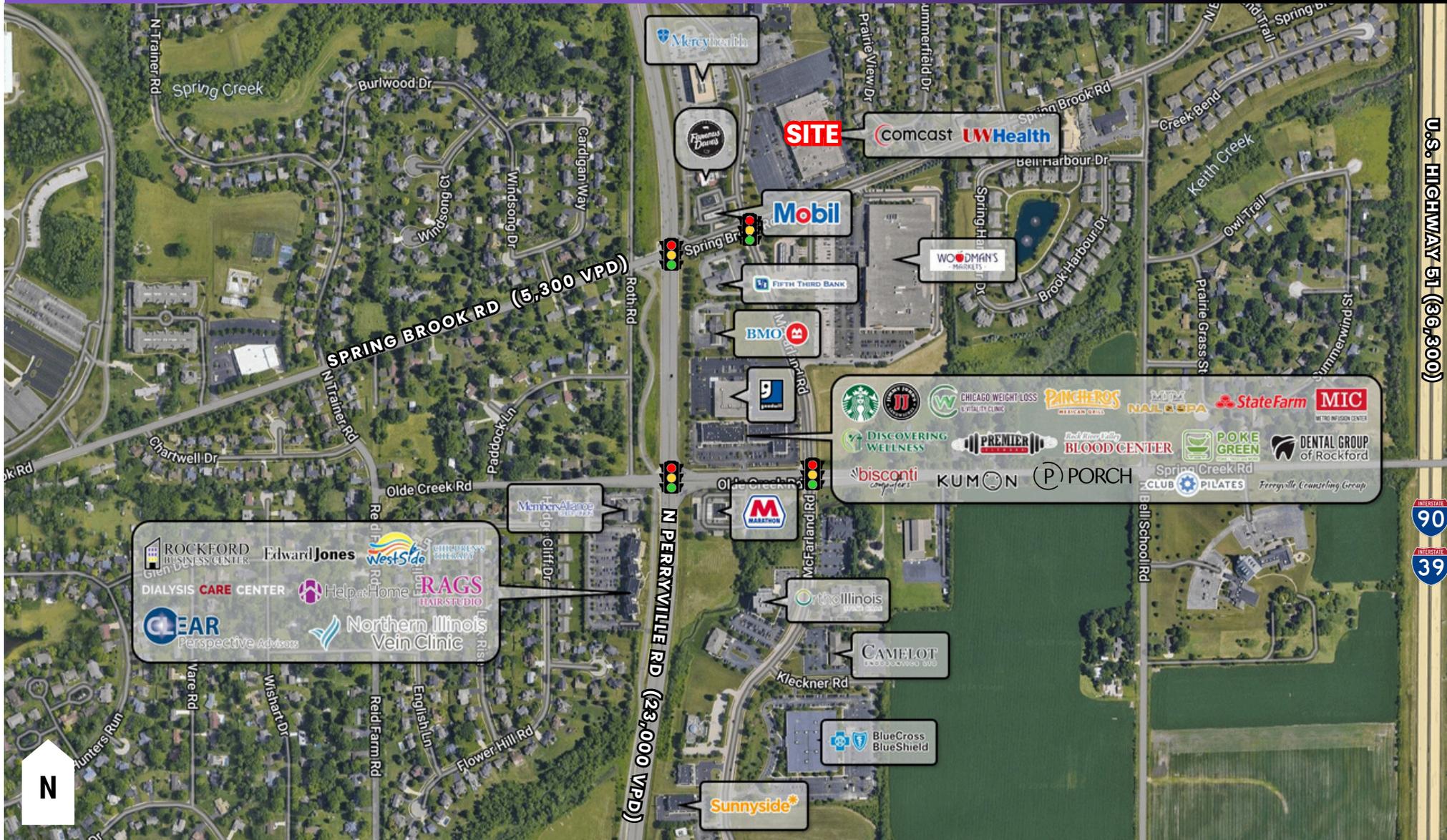
## HIGH TRAFFIC AREA - 23K VPD



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# SITE SURVEY | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

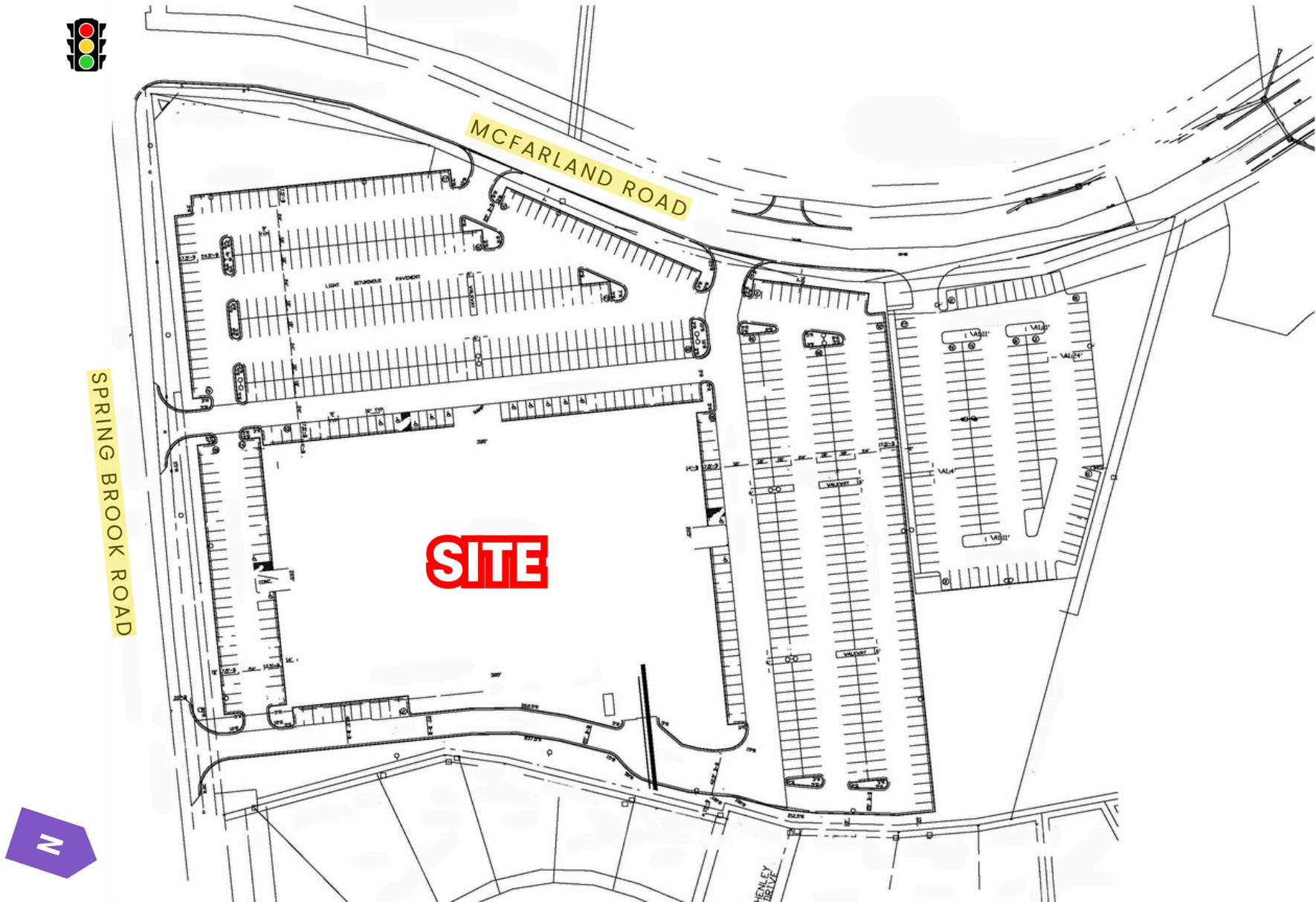
## SITUATED BY TRAFFIC SIGNAL



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# SITE PLAN | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

## SITUATED BY TRAFFIC SIGNAL



815-229-3000



leasing@firstmidwestgroup.com



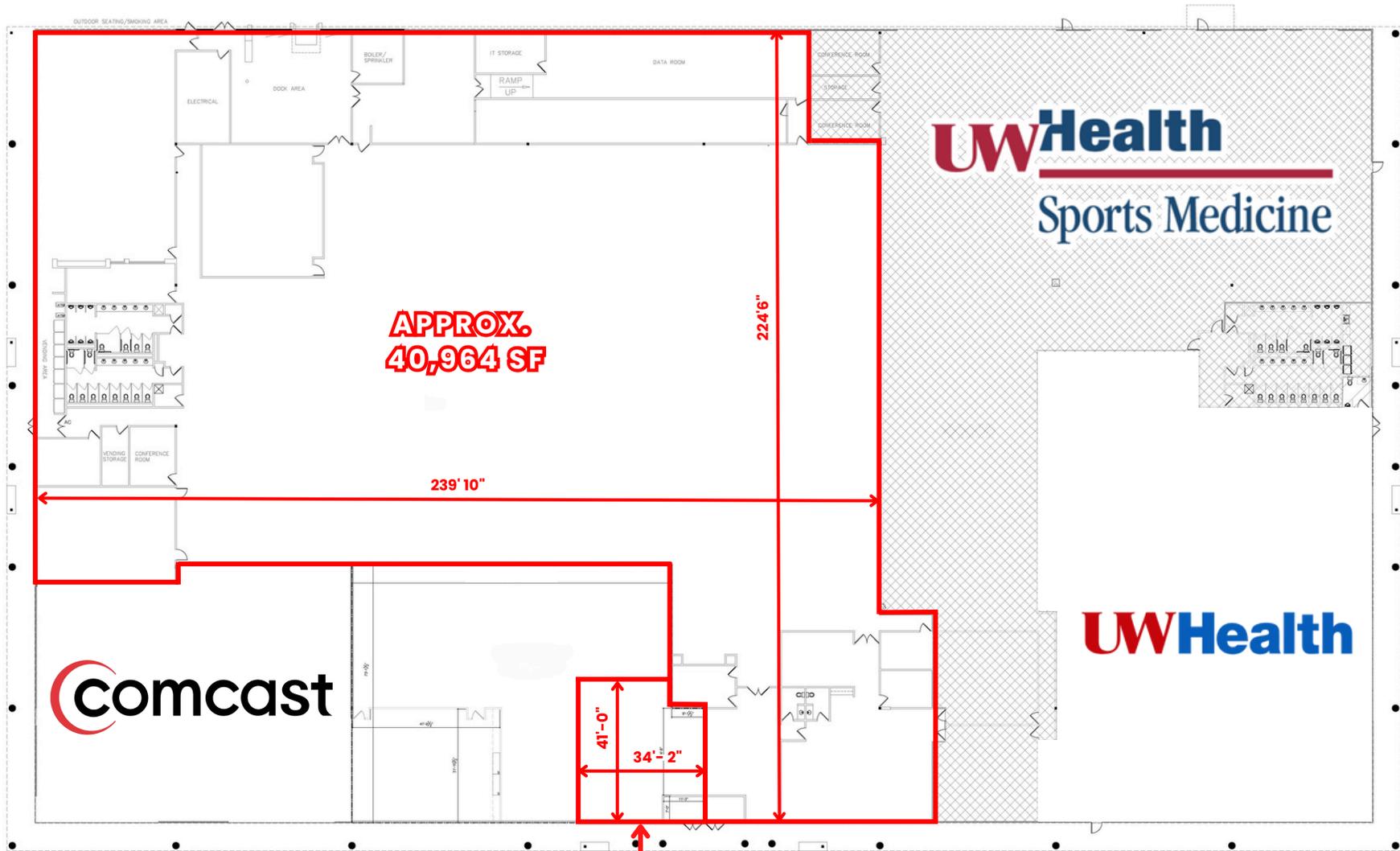
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

# FLOOR PLAN | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

## CAN COMBINE 1,400 & 40,964 SF



815-229-3000



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