

3721 Auburn Street Rockford, IL

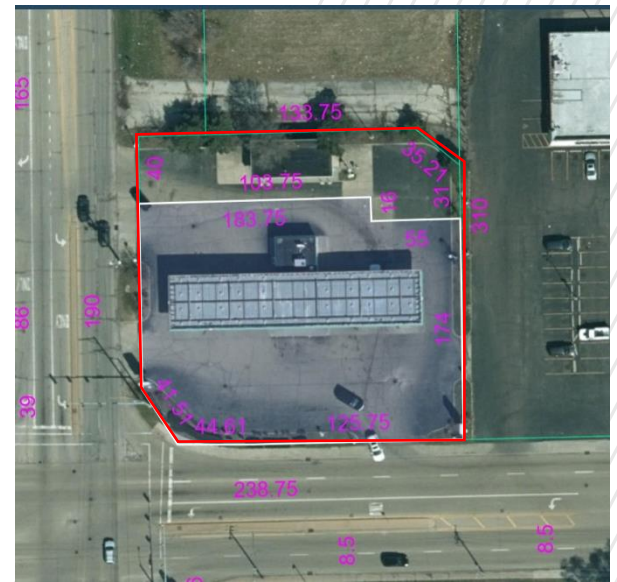


PROPERTY HIGHLIGHTS

Rare opportunity to redevelop a 0.8-acre former gas station site strategically positioned on a bustling thoroughfare! Located at the signalized intersection of Auburn and North Second St with full access on both streets. Great traffic counts with excellent visibility and access.

BUILDING SF	~1375
LAND SF	34,848
YEAR BUILT	~1985
PARKING	+10
TRAFFIC COUNTS	19,500 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	10,238
3-MILE (POP.)	98,217
MED. INCOME	59,584
SPACE USE	Gas/convenience



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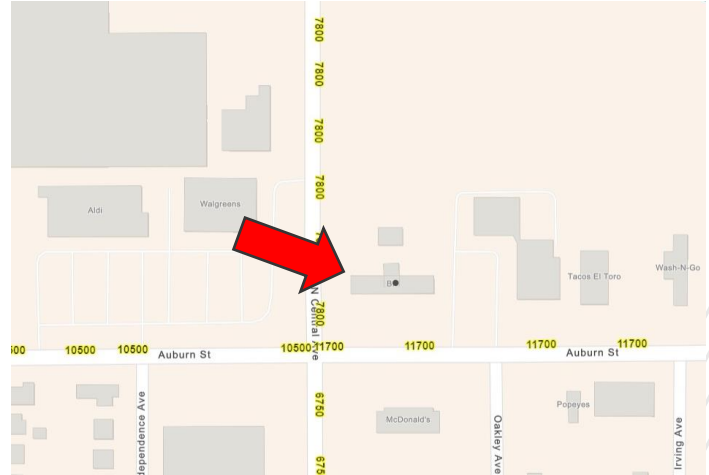
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Excellent location in a strong retail corridor with nearby McDonald's and Walgreens. CG Zoning allows for numerous uses. Ideal location for fast food, drive through, or other retail uses. Seller will provide environmental indemnity.



LEGAL INFORMATION

TAX PARCEL ID	11-15-156-007 & 11-15-156-008
2022 RE TAXES	\$13,328
ZONING	C3 Commercial

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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