



# FOR LEASE

**Alpine Village Shopping Center  
2410-2560 South Alpine Road, Rockford, IL 61108**



## Property Features

- 1300 to 25000 SF available
- High visibility location
- Retail and office space available
- Competitive rates \$8-14.00/SF NNN
- Zoning C3



**Ned Brickman**



**414.928.3970**



**Nbrickman@midlandmgllc.com**

**Midland Management, LLC**



## Location

- Located at a controlled intersection at South Alpine Road and Harrison Avenue



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## SITE



## Available Spaces:

- 2410A: 1,875 SF
- Office Space: Various SF
- 2430: 4,000 SF
- 2432: 2,500 SF
- 2514: 15,000-25,000 SF
- 2528: 8,658 SF

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## Contact Us!



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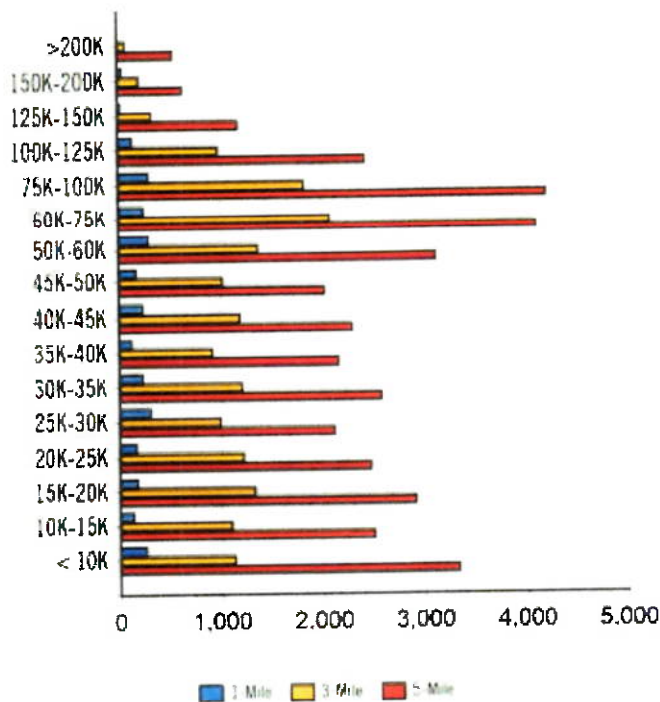
2500 S. ALPINE ROAD, ROCKFORD, ILLINOIS

## Demographics

### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	12	4	85	885	86	361	203	33	291	586	214	103	
3-Mile	27	18	334	4,126	534	2,261	1,297	370	1,661	4,392	1,567	504	1
5-Mile	53	38	2,122	8,991	1,071	5,167	2,605	1,144	3,698	9,399	3,384	1,272	3

### Household Income



Radius	Median Household Incc
1-Mile	\$44,551
3-Mile	\$46,068
5-Mile	\$46,034

Radius	Average Household Incc
1-Mile	\$49,672
3-Mile	\$52,123
5-Mile	\$58,581

Radius	Aggregate Household Incc
1-Mile	\$141,624,767
3-Mile	\$853,990,720
5-Mile	\$2,062,976,733

### Education

	1-Mile	3-mile	5-r
Pop > 25	4,543	26,753	60
High School Grad	1,512	9,225	15
Some College	1,052	5,965	13
Associates	273	1,813	3
Bachelors	752	3,769	8
Masters	152	1,099	3
Prof. Degree	50	369	1
Doctorate	27	123	

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