

RETAIL SPACE AVAILABLE

4682 E ROCKTON ROAD
ROSCOE, IL 61073

FOR LEASE – 2,125 SF



Property Information

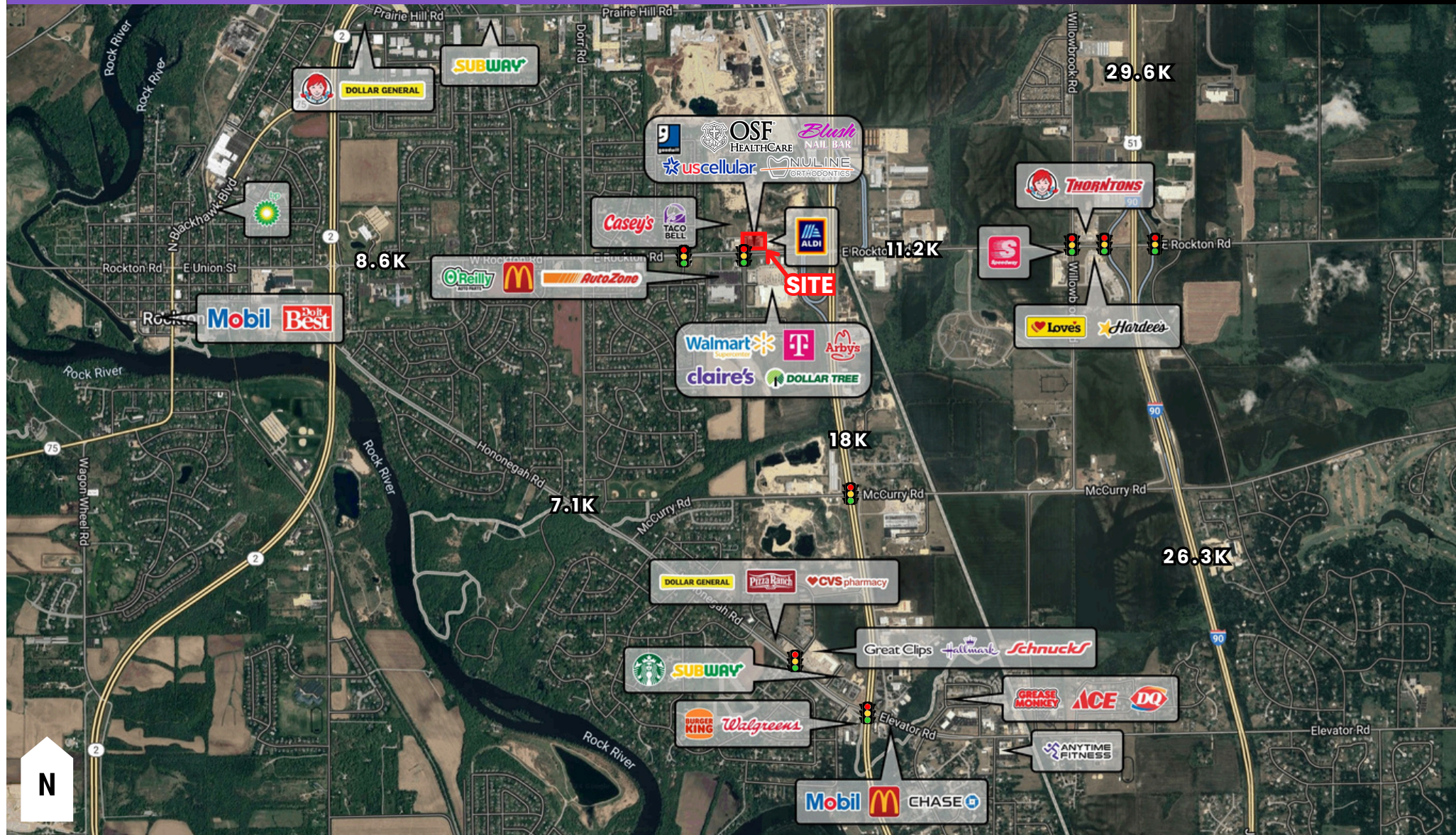
- Anchored by OSF St. Anthony Medical Clinic
- Located Directly Across from Walmart
- 13,000 VPD at the Intersection of Rockton Road and Highway 251
- Ideal for Retail, Office, or Restaurant Use
- Superior Visibility and Access from Highway 251
- 1.5 Miles from I-39/I-90
- Building Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	2,994	\$167,635	75
3 Miles:	26,808	\$138,032	878
5 Miles:	69,812	\$117,771	1,625

AERIAL | 4682 E ROCKTON ROAD, ROSCOE, IL 61073

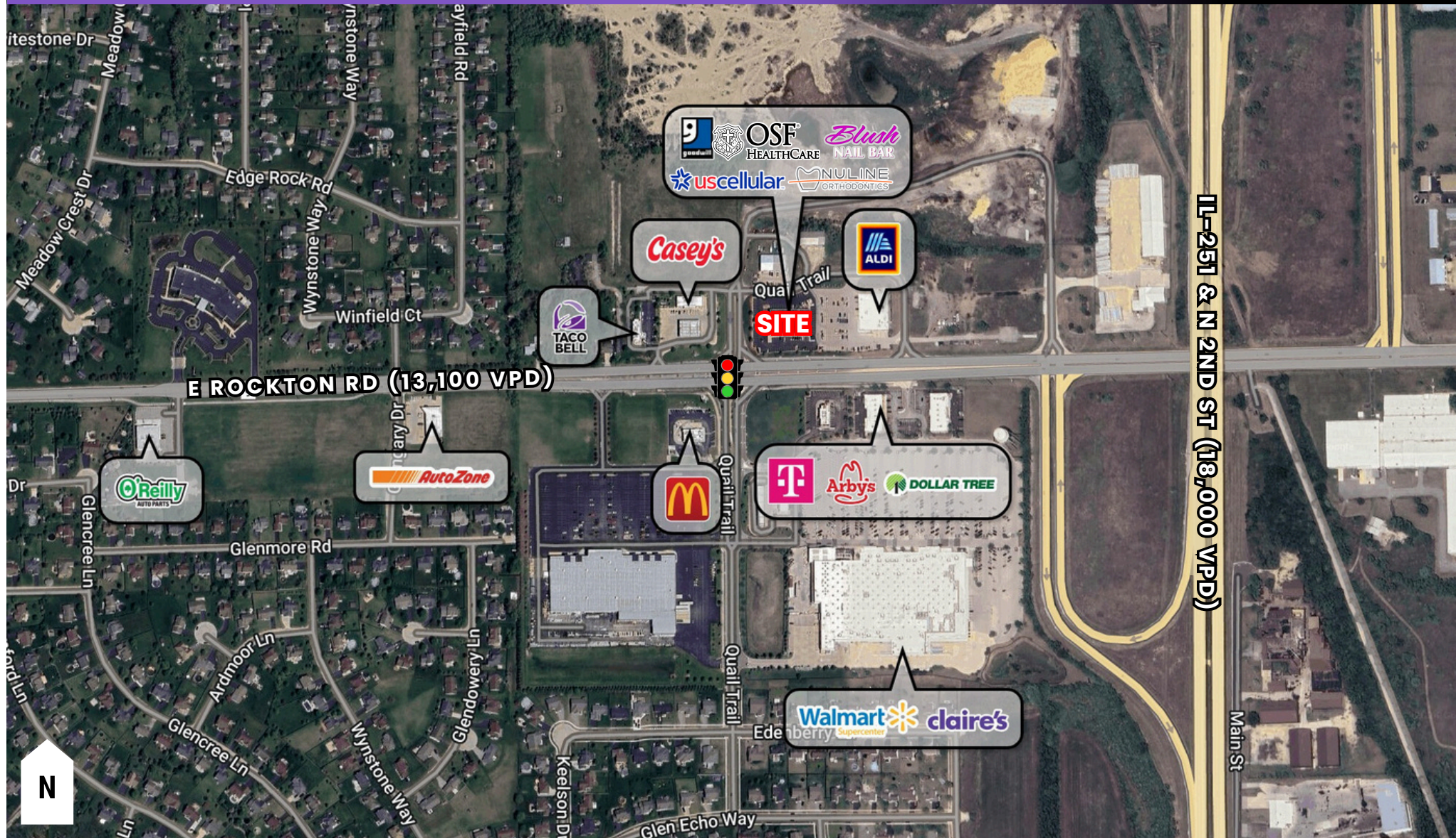
HIGH TRAFFIC AREA - 13K VPD



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GREAT VISIBILITY ON ROCKTON ROAD



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815-229-3000



leasing@firstmidwestgroup.com



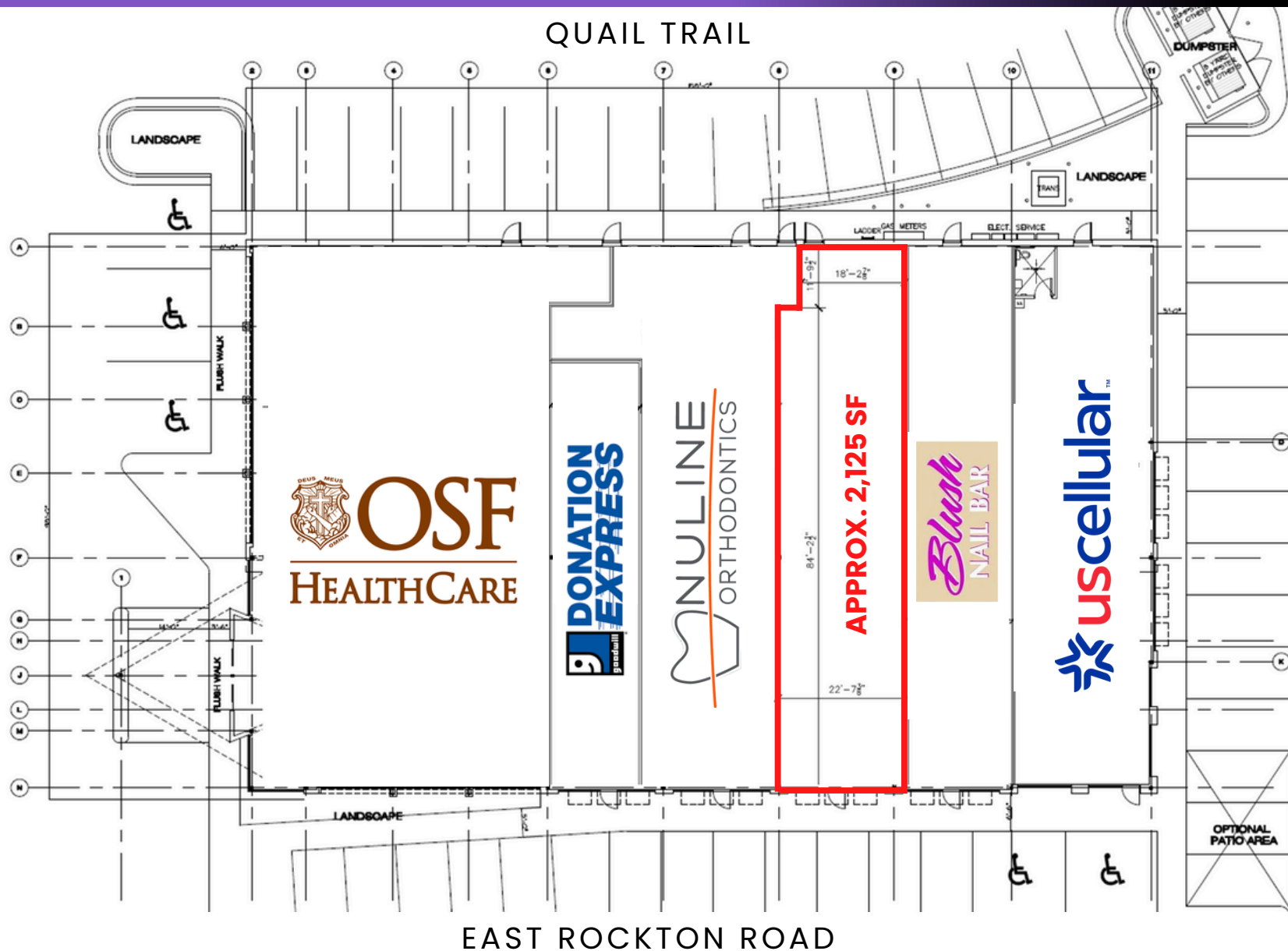
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 4682 E ROCKTON ROAD, ROSCOE, IL 61073

CURRENT SITE PLAN



815-229-3000



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6801 Spring Creek Road, Rockford, IL 61114

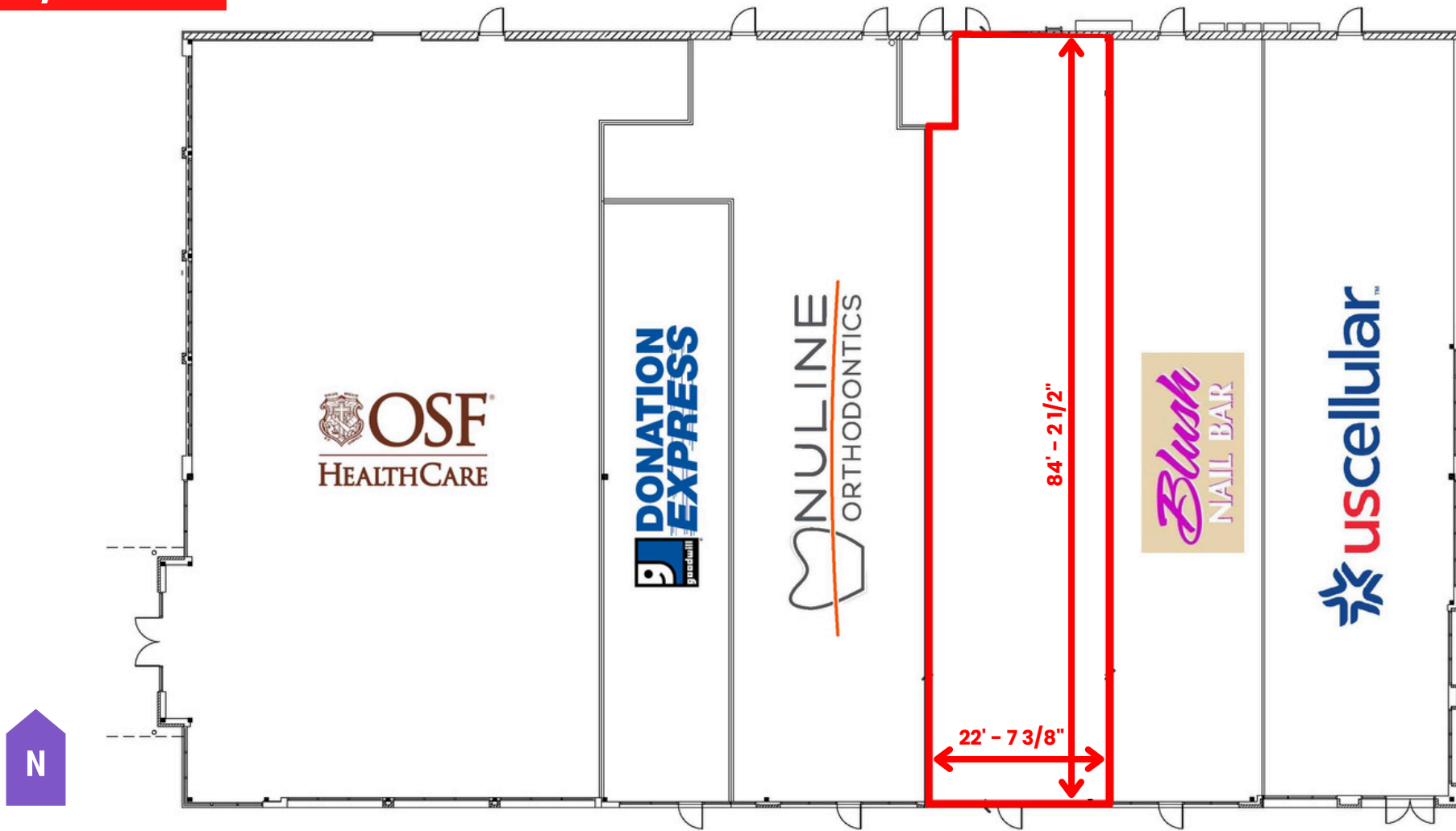


First Midwest Group

FLOOR PLAN | 4682 E ROCKTON ROAD ROSCOE, IL 61073

SHELL SPACE: SUITE 116 - 2,125 SF

**APPROX.
2,125 SF**



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