

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 |



815-229-3000



leasing@firstmidwestgroup.com



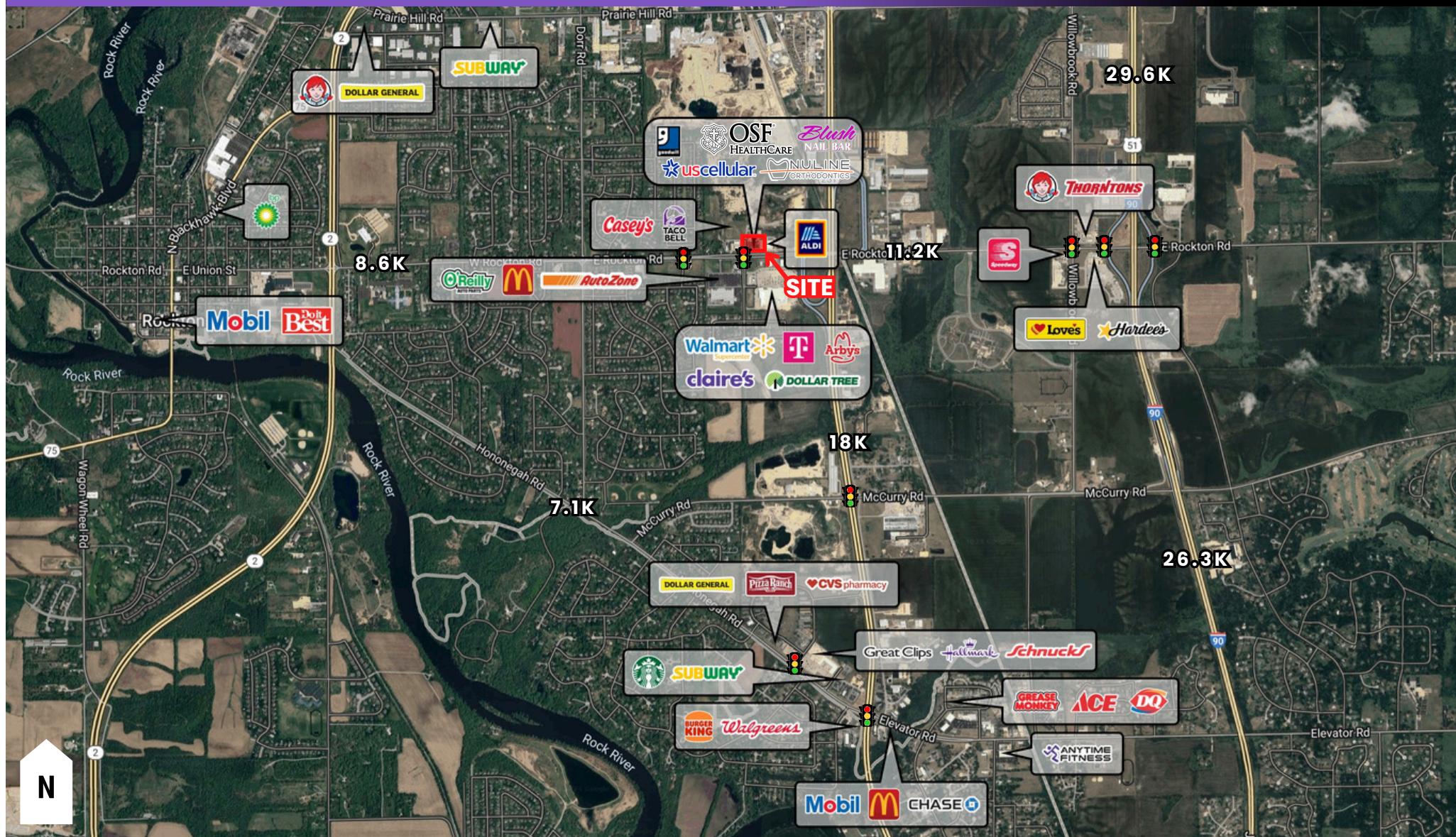
6801 Spring Creek Road, Rockford, IL 61114



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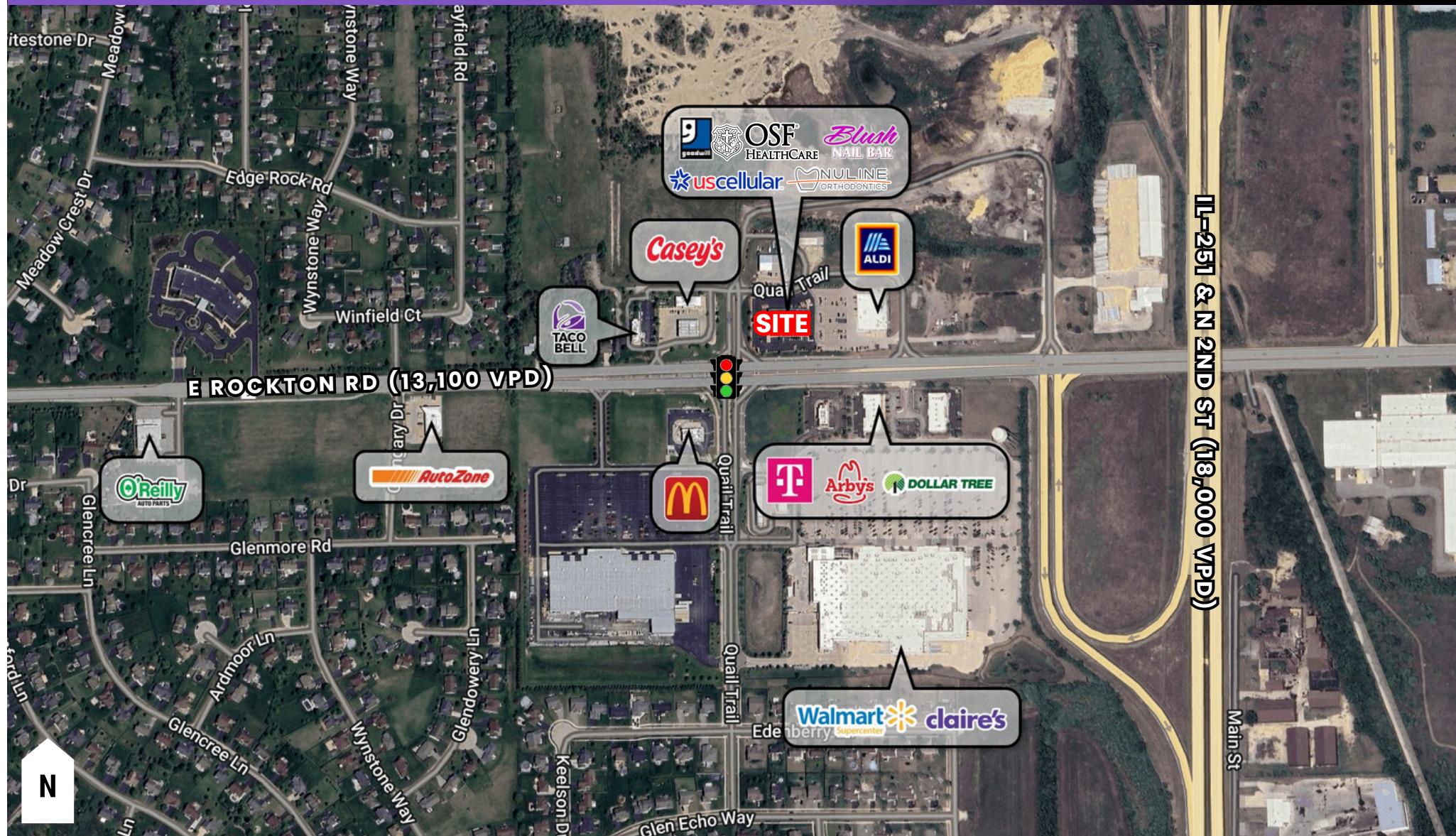
AERIAL | 4682 E ROCKTON ROAD, ROSCOE, IL 61073

HIGH TRAFFIC AREA - 13K VPD



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GREAT VISIBILITY ON ROCKTON ROAD



SITE SOURCE
RETAIL BROKER NETWORK

FMG
ICSC

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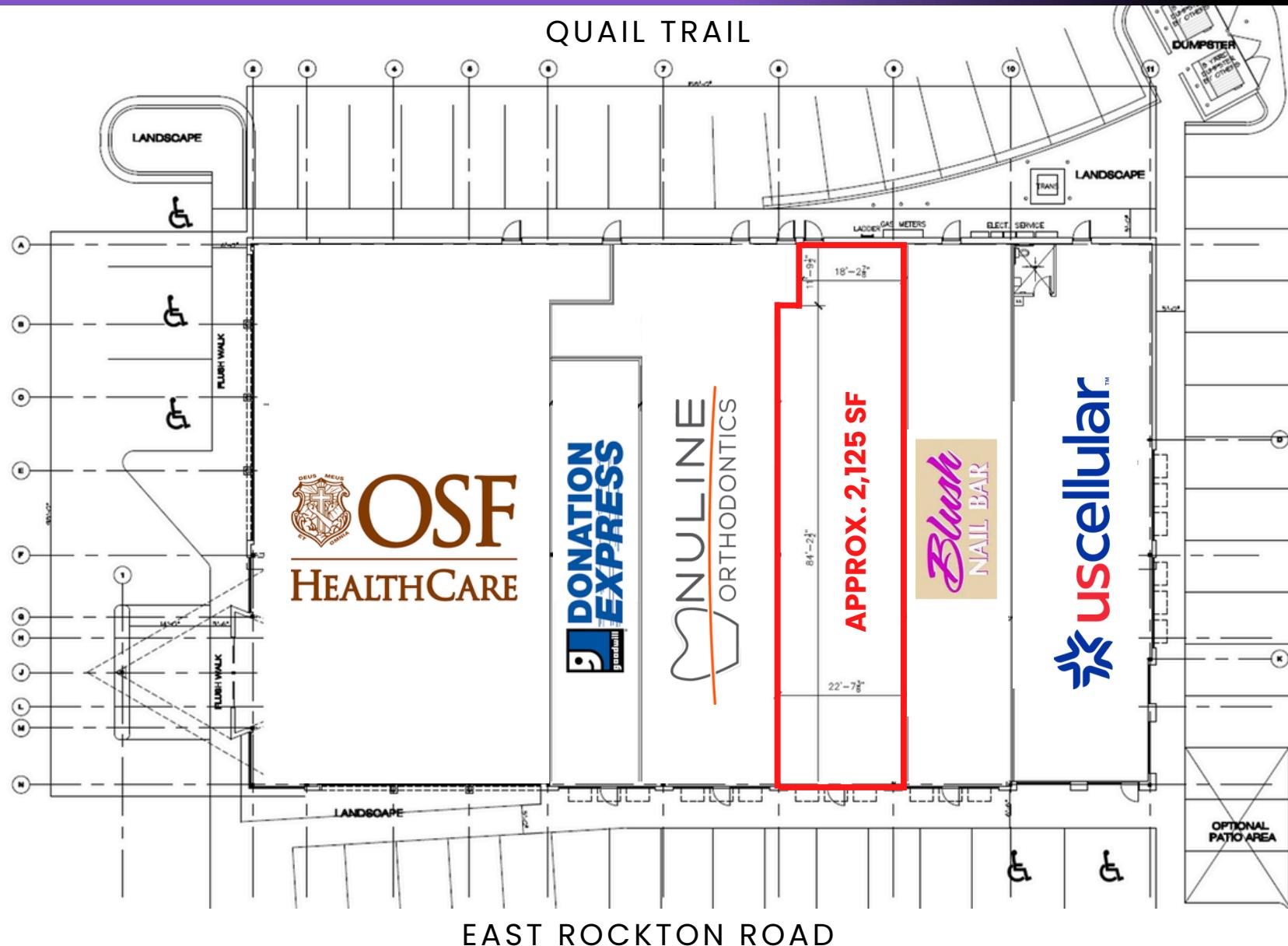


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SITE PLAN | 4682 E ROCKTON ROAD, ROSCOE, IL 61073

CURRENT SITE PLAN



FLOOR PLAN | 4682 E ROCKTON ROAD ROSCOE, IL 61073

SHELL SPACE: SUITE 116 - 2,125 SF

APPROX.
2,125 SF

