

# 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

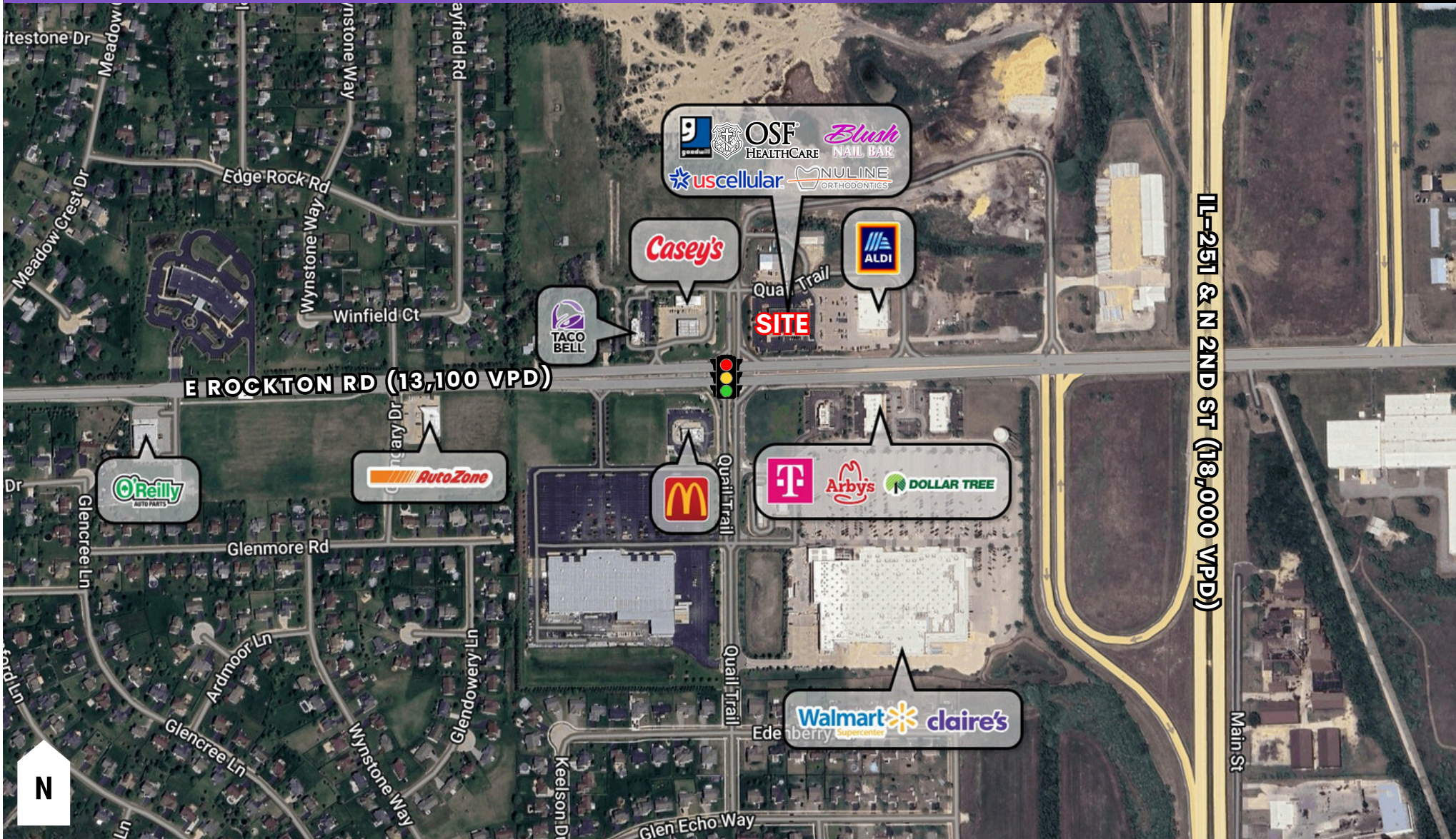


The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



AERIAL | 4682 E ROCKTON ROAD, ROSCOE, IL 61073

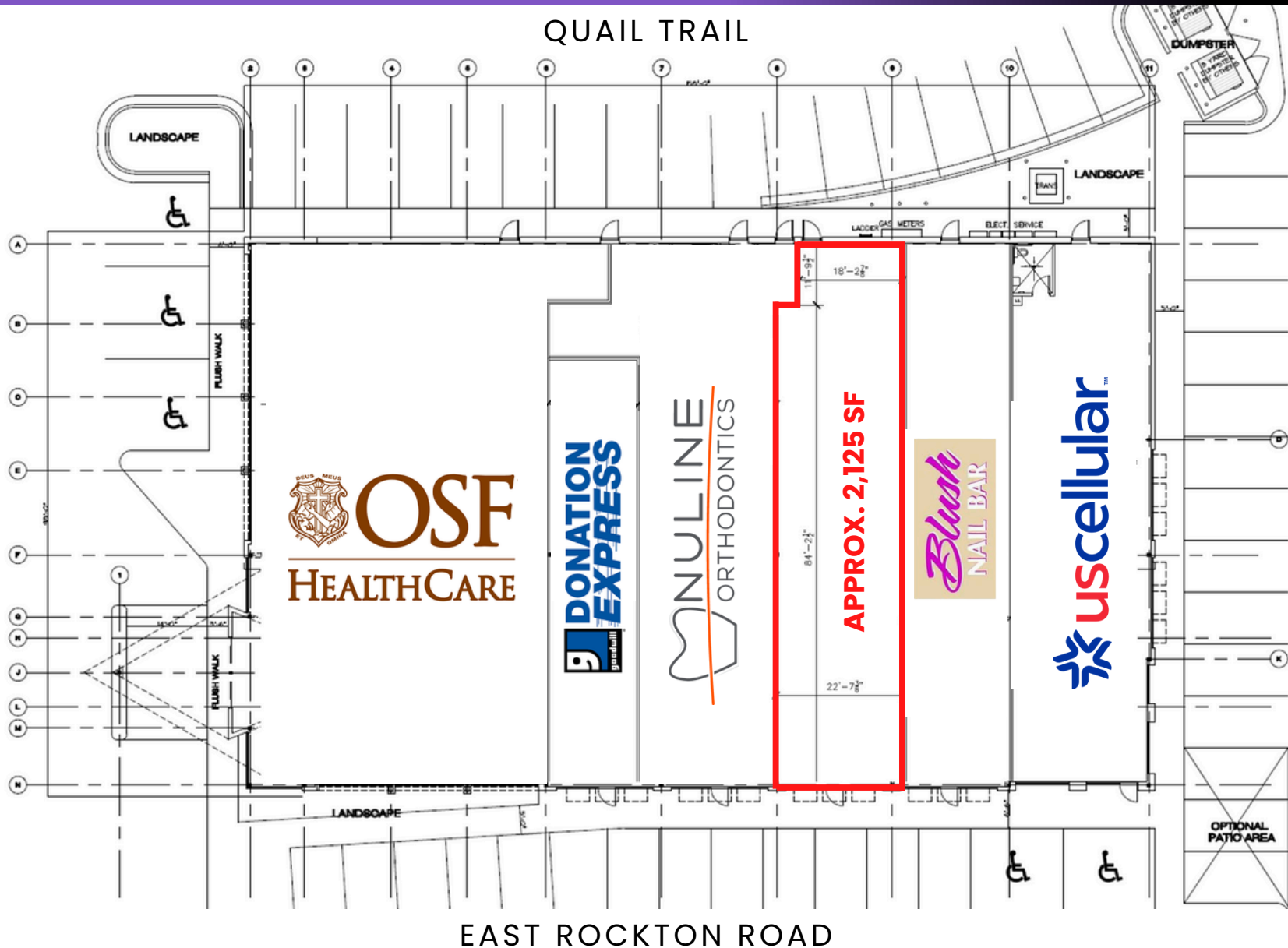
# GREAT VISIBILITY ON ROCKTON ROAD



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

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

## CURRENT SITE PLAN



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114

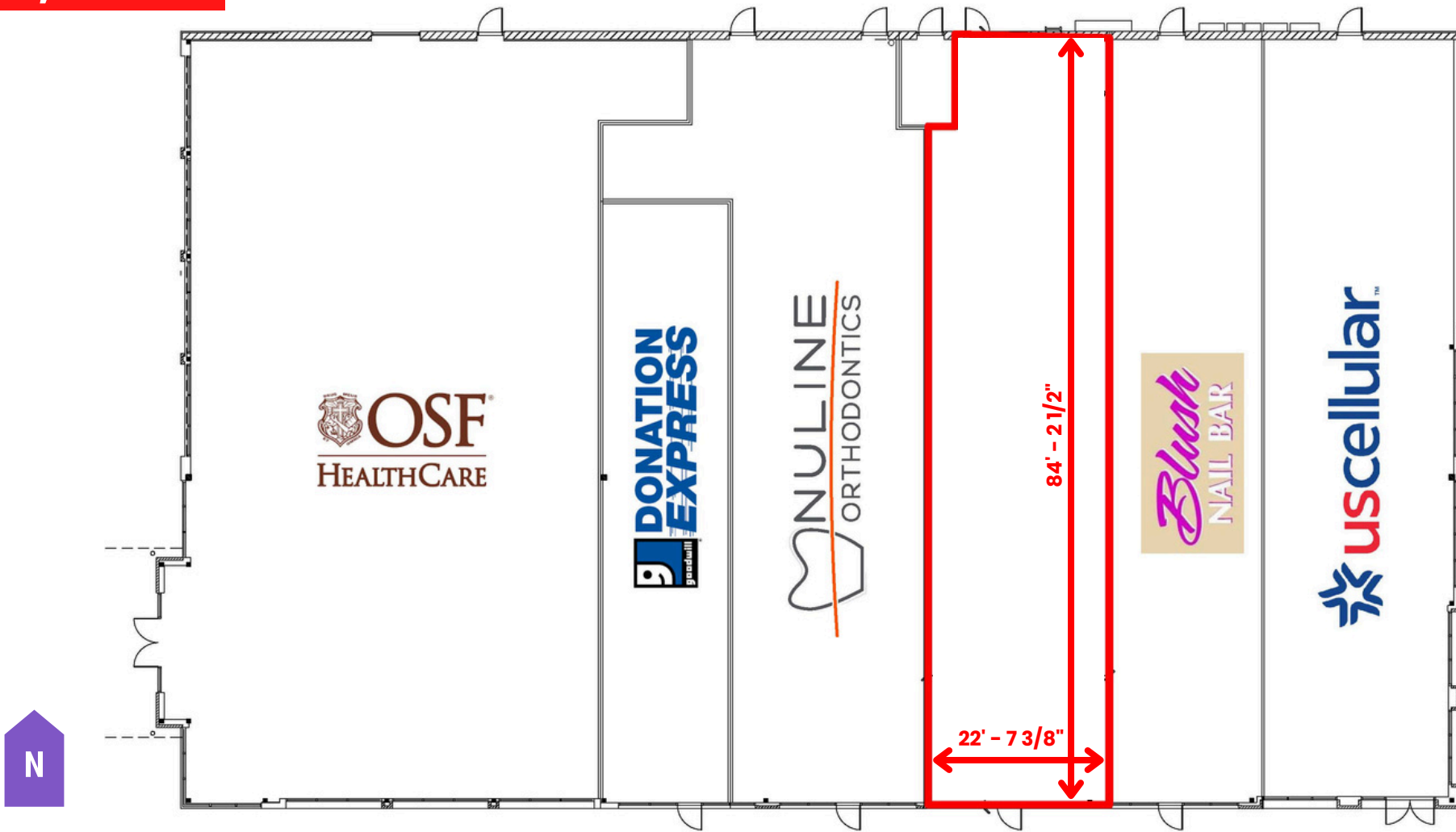


First Midwest Group

FLOOR PLAN | 4682 E ROCKTON ROAD ROSCOE, IL 61073

# SHELL SPACE: SUITE 116 - 2,125 SF

**APPROX.  
2,125 SF**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group