

# OFFICE SPACE AVAILABLE

7025 ROTE ROAD,  
ROCKFORD, IL 61107

**FOR LEASE – 2,004 SF**



## Property Information

- Medical & traditional office space available near Meijers.
- Located 2 Miles from I-90 interchange that connects to I-39 and US Route 20.
- High Traffic Area - Over 30,000 VPD Pass Through Rote Road and Perryville Road Intersection.
- More than 10,000 Daytime Jobs within a One-Mile Radius. One Block from Rock Valley College (15,000 Students)

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,152	\$132,456	205
3 Miles:	45,152	\$119,459	2,103
5 Miles:	119,755	\$106,700	4,309



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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AERIAL | 7025 ROTE ROAD, ROCKFORD, IL 61107

# HIGH TRAFFIC AREA - 25K VPD



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SITE SURVEY | 7025 ROTE ROAD, ROCKFORD, IL 61107

# GREAT LOCATION - MEIJER OUTLOT



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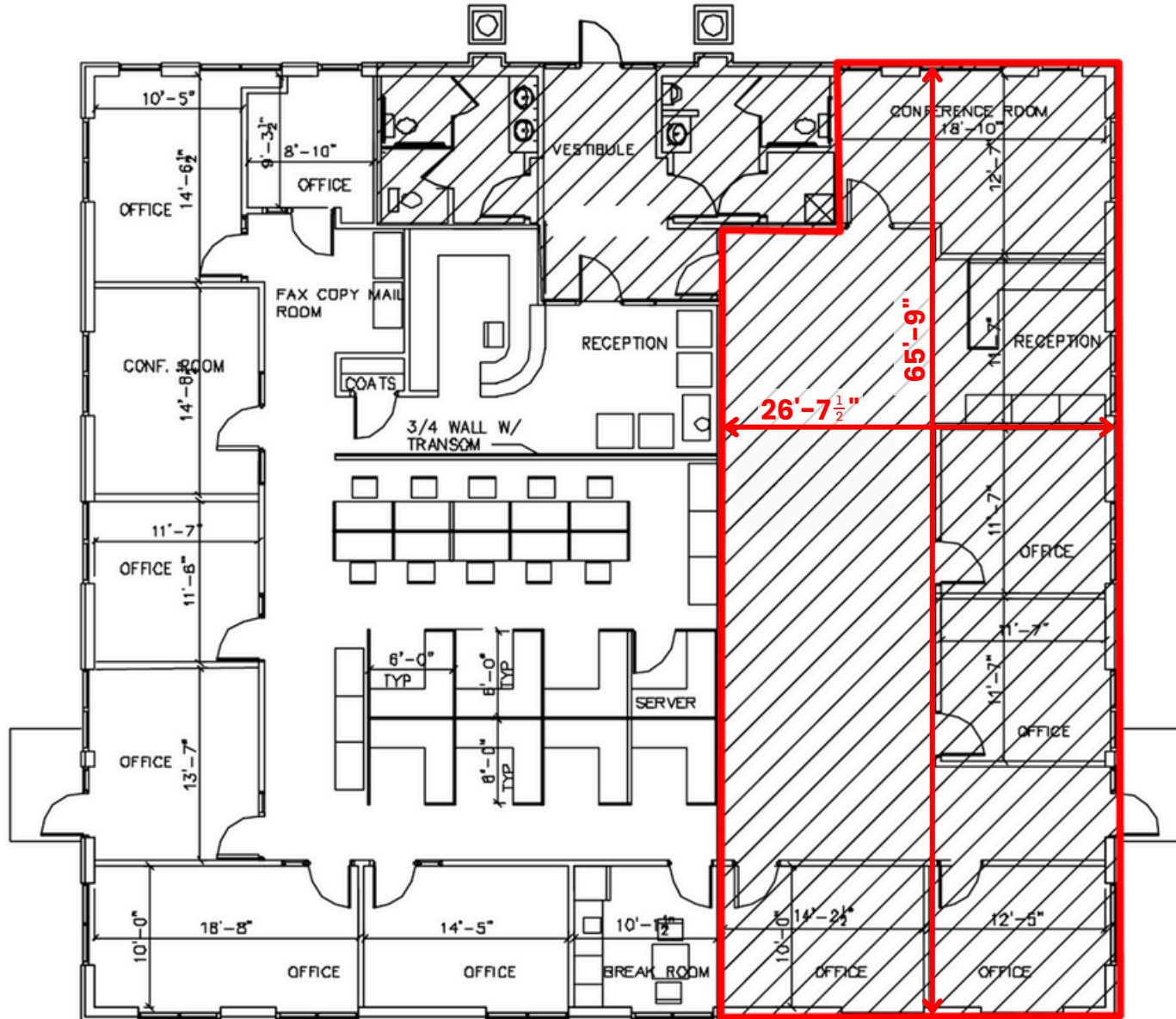


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FLOOR PLAN | 7025 ROTE ROAD, ROCKFORD, IL 61107

# FLOOR PLAN: SUITE 7025 - 2,004 SF

**APPROX.  
2,004 SF**



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