

320 Eagle Dr. – Caron Ridge, Rochelle, IL

Available: 1,200 – 42,190 SF



MONUMENT SIGNAGE AVAILABLE

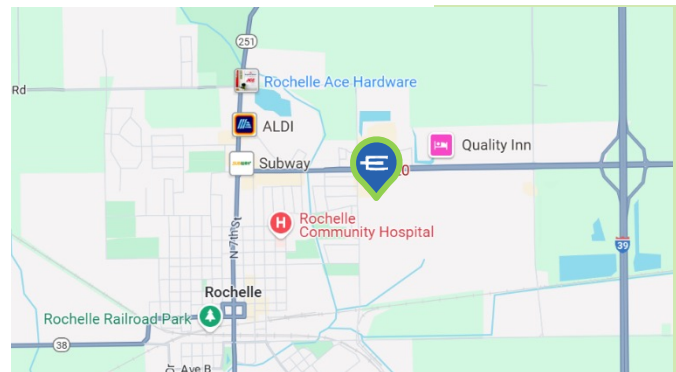
FOR LEASE: Multiple Spaces Available

AVAILABLE: 1,200 – 42,190 SF

VPD: 9,759

NNN PASS-THROUGH ESTIMATE: \$2,86 PSF; Includes Taxes, CAM, Insurance

LEASE RATE: Subject to Offer



1 Mile

5 Miles

	1 Mile	5 Miles
Population	3,488	14,248
Households	1,573	5,578
Median Age	41.1	38.2
Median HH Income	\$57,872	\$59,632

- Big box space with 2 loading docks
- Suite 1077 & 1081 can be combined
- At signalized corner of Route 38 and Caron Ridge
- Across from Wal-Mart, Verizon and Taco Bell surrounded by Jimmy Johns, Athletico, and Arby's
- Notable tenants include Anytime Fitness and Dollar Tree

SCAN FOR LISTING



ENTRE
Commercial Realty LLC
RETAIL

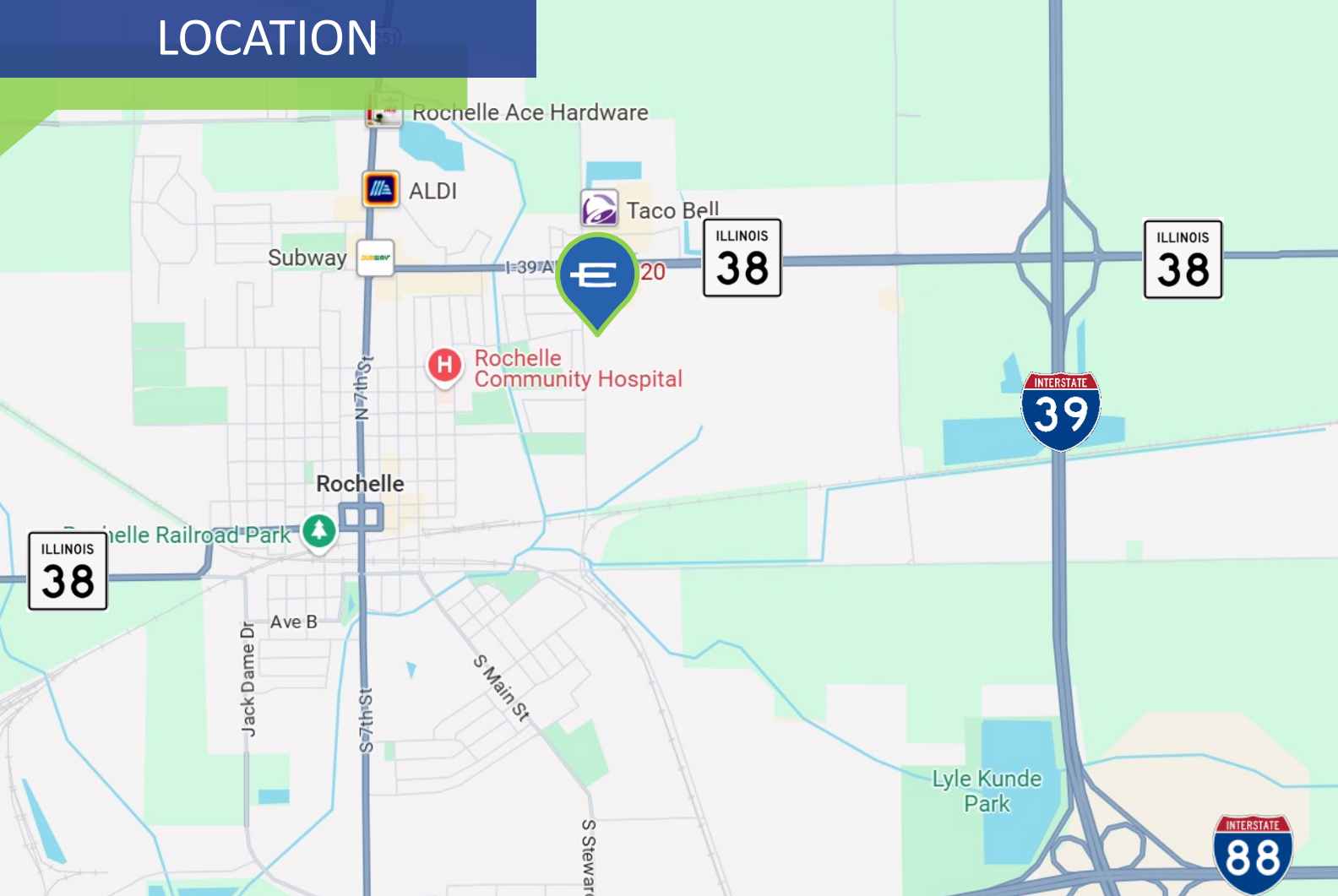
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LOCATION



320 Eagle Dr. – Caron Ridge, Rochelle, IL

LOCATION

Located in the heart of Rochelle's thriving commercial district, 320 Eagle Dr offers prime visibility and flexible space for retail, commercial, or light industrial use. Situated just minutes from I-39 and I-88, this property provides easy access to major transportation routes—ideal for logistics, distribution, or regional service operations. The surrounding area features a mix of national retailers, industrial businesses, and residential neighborhoods, ensuring steady traffic and high exposure for your business. Ample on-site parking and a versatile layout make this an ideal location for a wide range of commercial tenants.