

320 Eagle Dr. – Caron Ridge, Rochelle, IL

Available: 1,200 – 42,190 SF



MONUMENT SIGNAGE AVAILABLE

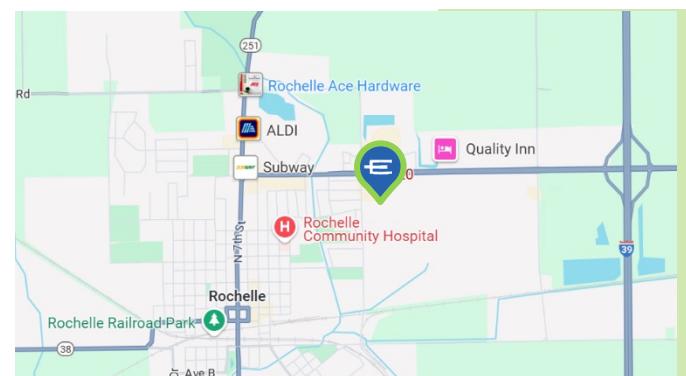
FOR LEASE: Multiple Spaces Available

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 |
|------------------|----------|----------|
| 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



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Commercial Realty LLC
RETAIL

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PHOTOS



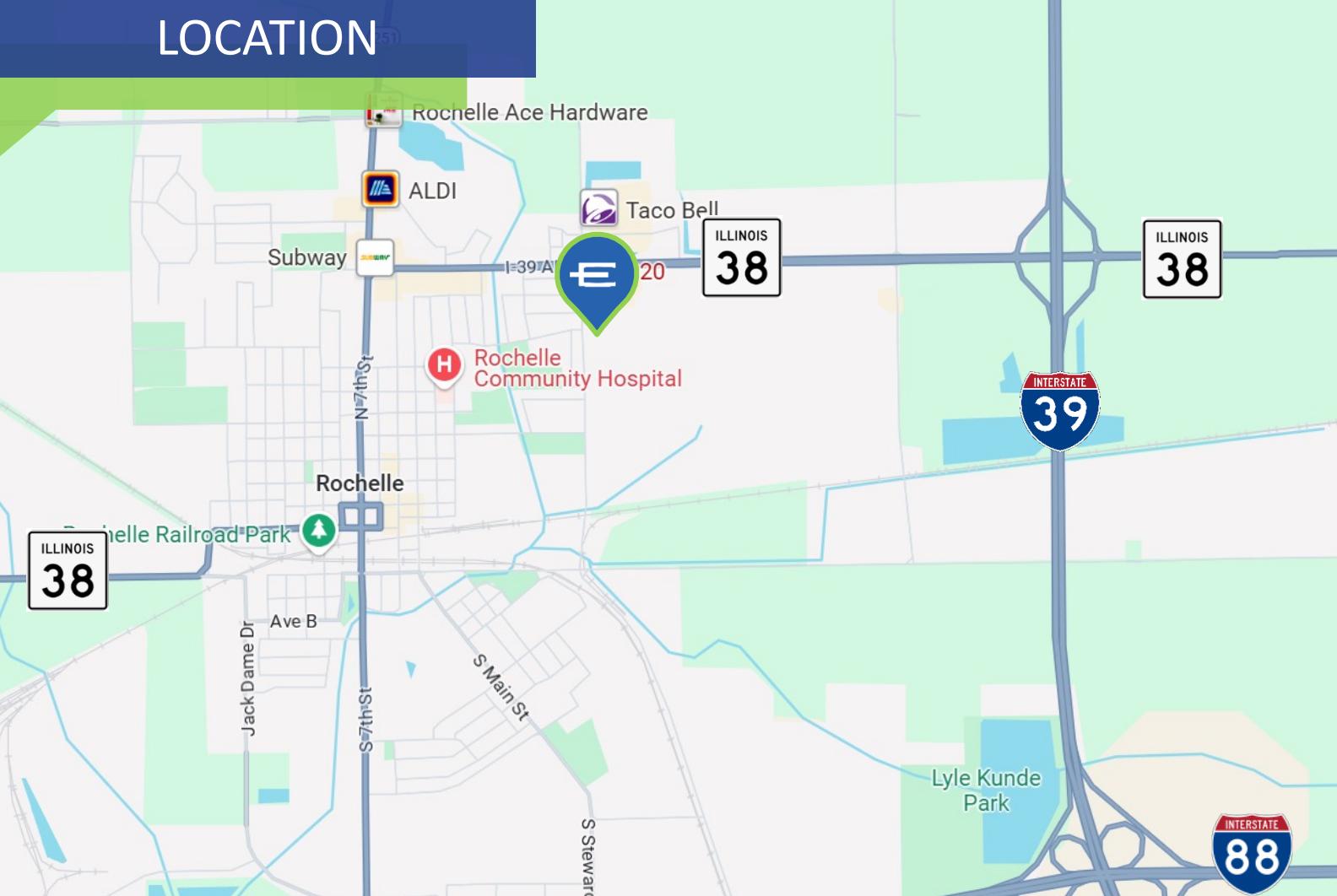
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

LOCATION



320 Eagle Dr. – Caron Ridge, Rochelle, IL

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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.