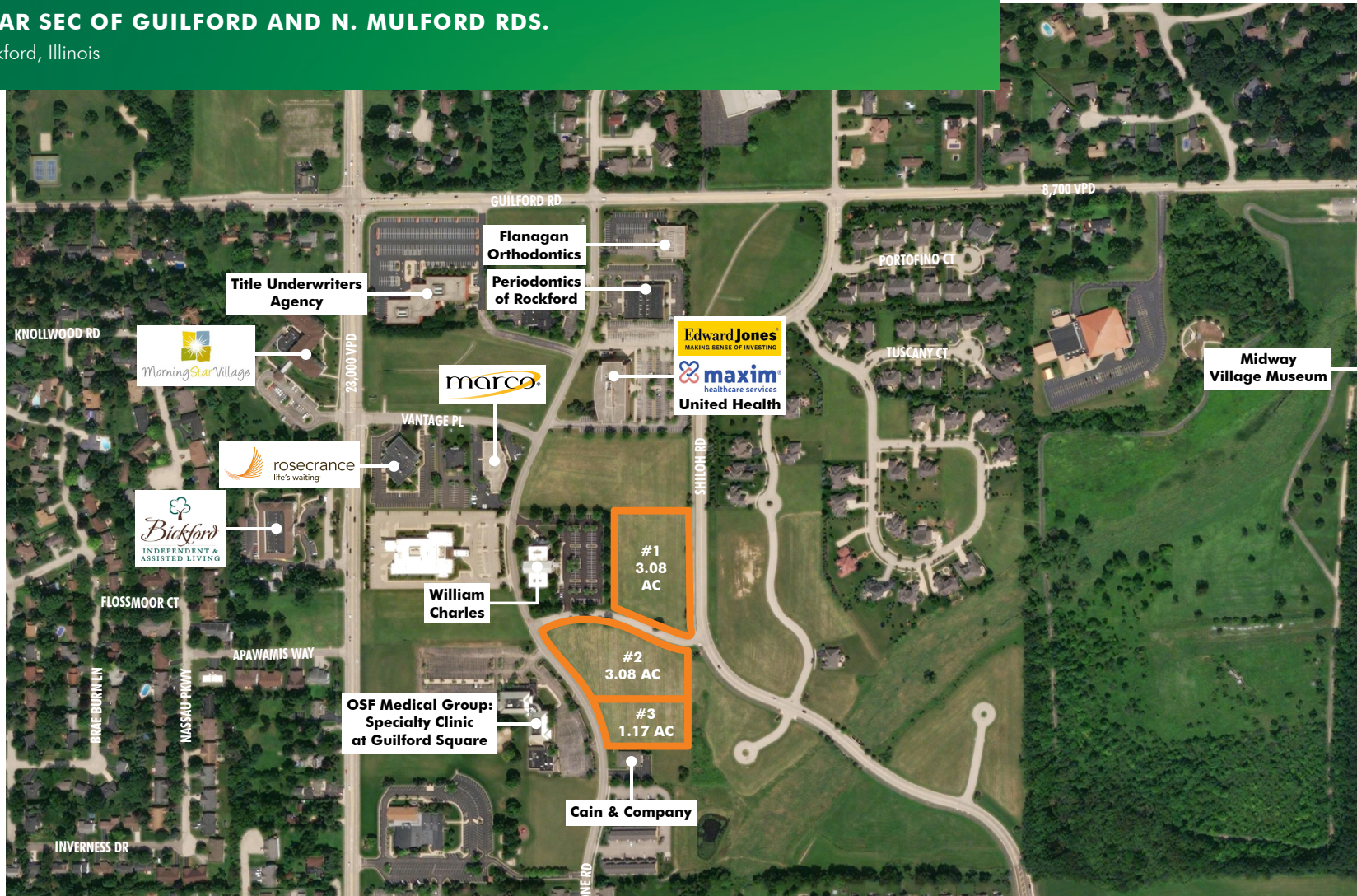


FOR SALE

# COMMERCIAL SITES AVAILABLE

NEAR SEC OF GUILFORD AND N. MULFORD RDS.

Rockford, Illinois



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

CBRE

# FOR SALE COMMERCIAL SITES AVAILABLE

NEAR SEC OF GUILFORD &  
N. MULFORD RDS.  
Rockford, Illinois



## PROPERTY HIGHLIGHTS

- + Located within the well-known Guilford Square Office Park - Rockford's most desirable office area
- + Zoned C-1 Limited Office District. May be rezoned.
- + Class A building sites with fiber optic data connectivity and substantial infrastructure in place
- + Easy access to I-90, US Route 20 and Rockford's dynamic East State Street retail corridor
- + Ample surrounding green space.
- + Contiguity of lots gives end users size flexibility. May be replatted.
- + Please call for additional information



## PRICING

- + Parcel 1: ± 3.08 acres \$3.25 psf
- + Parcel 2: ± 3.22 acres \$3.25 psf
- + Parcel 3: ± 1.17 acres \$3.25 psf



## GUILFORD SQUARE



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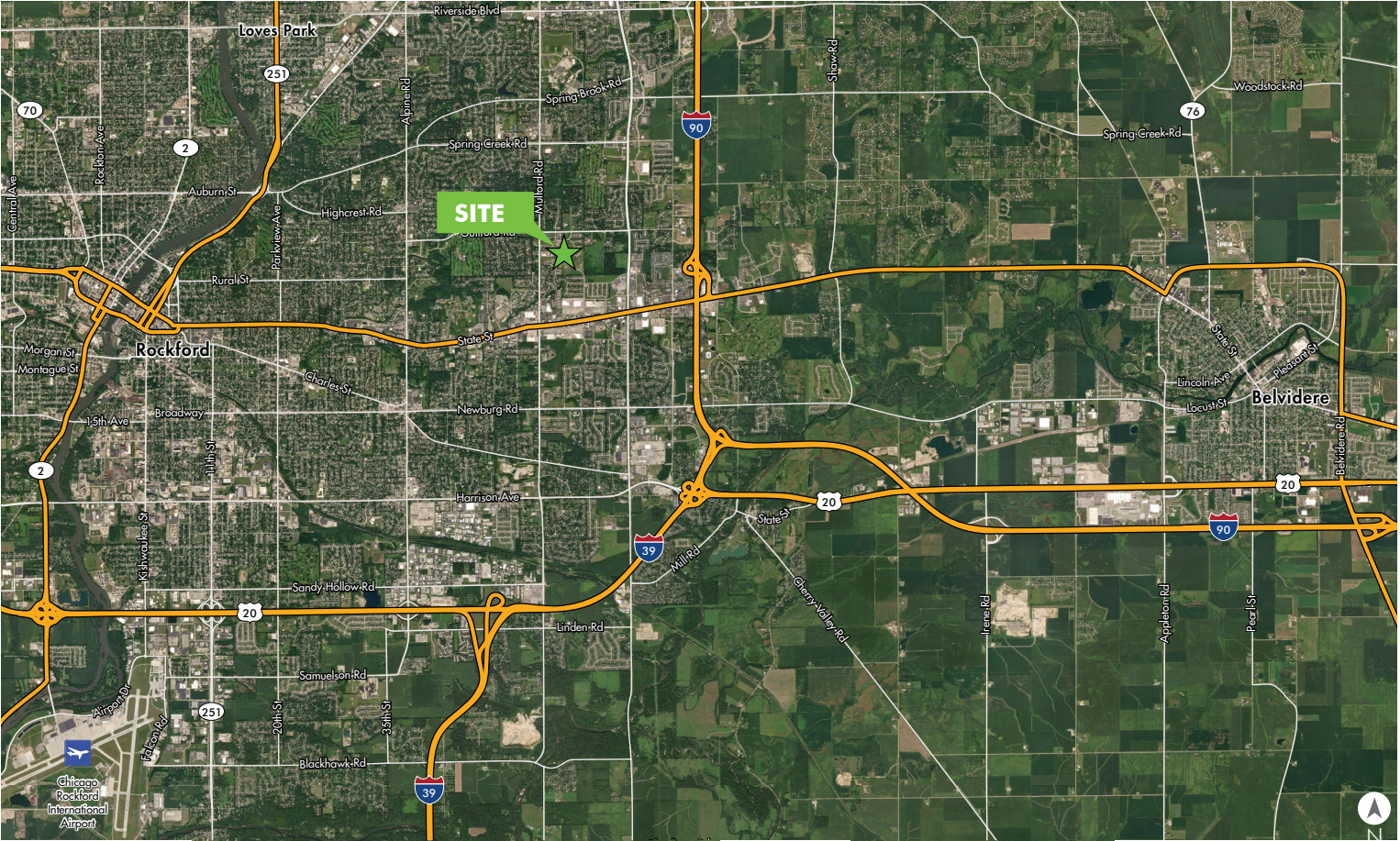
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## LOCATION MAP



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**CBRE**

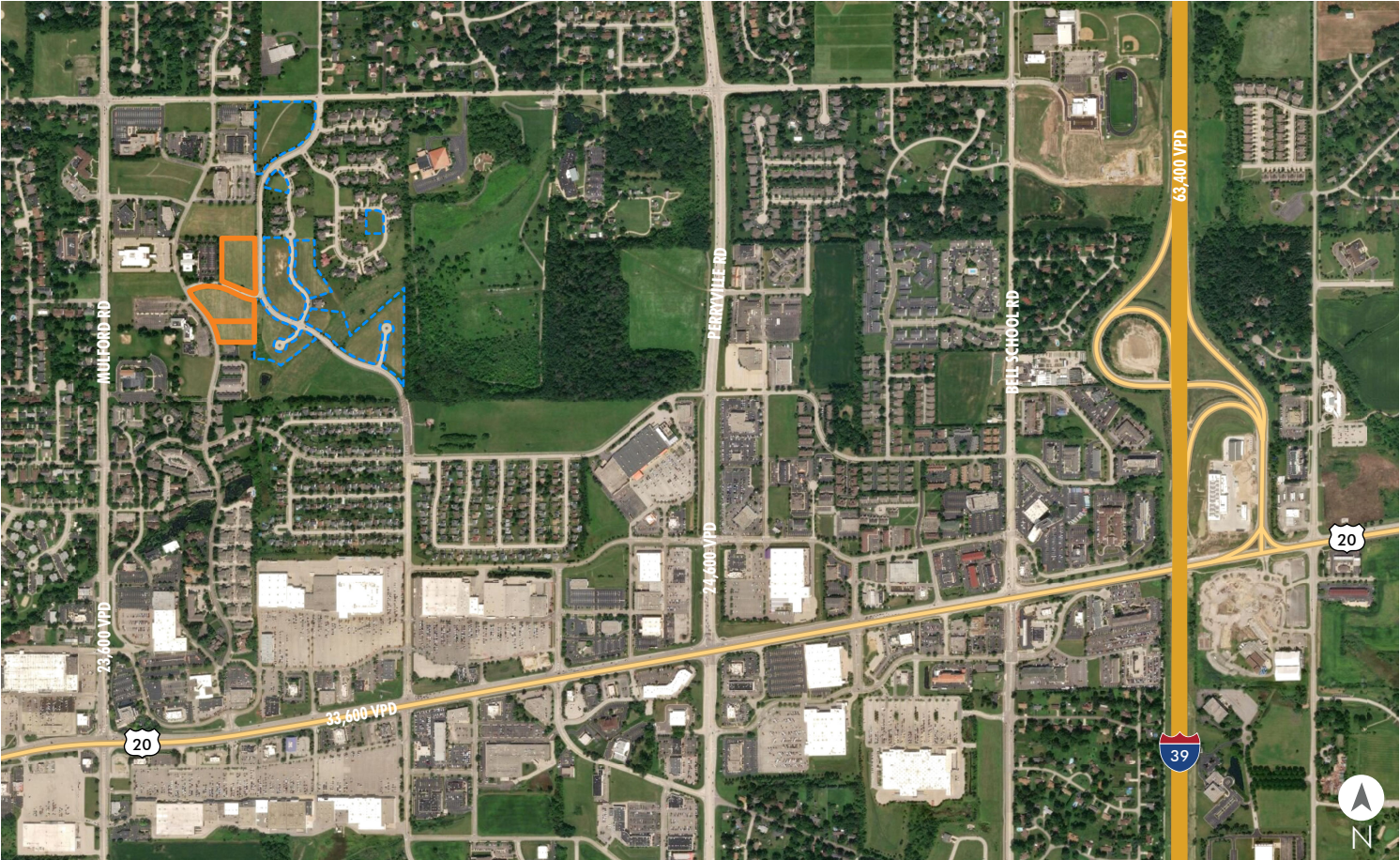
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## ADDITIONAL LAND AVAILABLE



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## AREA RETAIL



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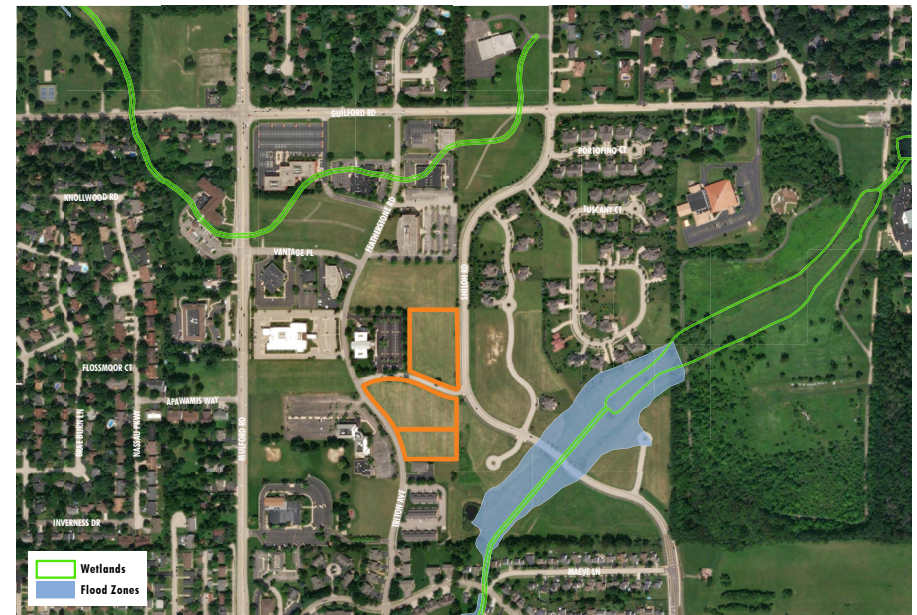


## DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	5,550	56,741	151,787
Average Household Income	\$85,903	\$85,588	\$72,321
Average Housing Value	\$239,762	\$167,107	\$152,020
Daytime Workers	7,030	35,138	86,162
Daytime Residents	2,887	28,971	77,331



## FLOODPLAIN/WETLAND AERIAL



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