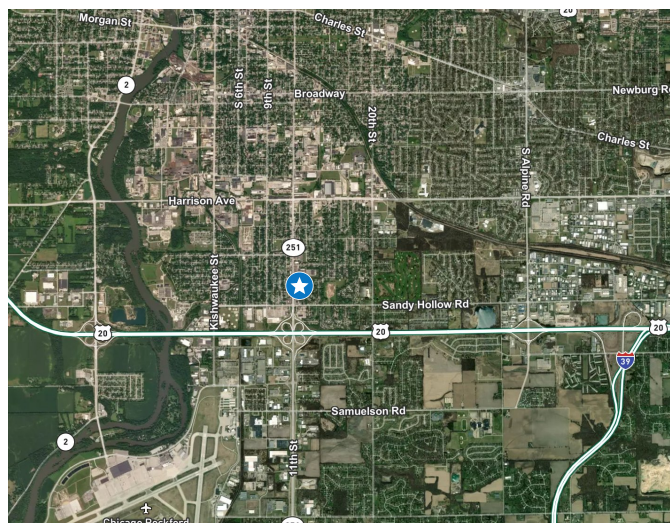


# Redevelopment Opportunity

## 3218 11th St. | Rockford, IL



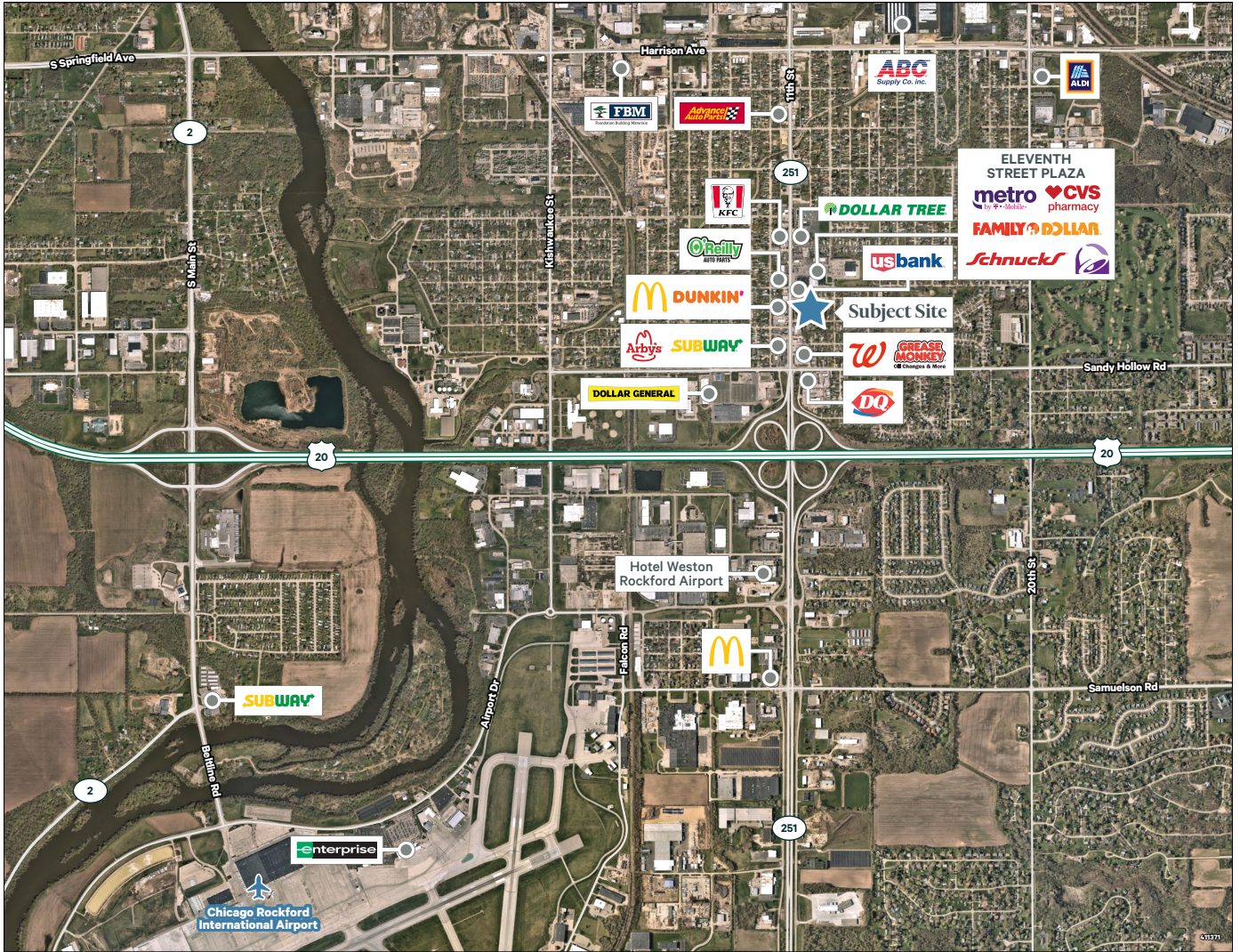
### Property Highlights

- + 58,070 SF, two-story building
- + Zoned R1. City open to re-zoning
- + Situated on 3.12 acres
- + 316' of frontage on 11th St.
- + Designed as a school, the building is adaptable to a variety of residential, office, and/or community uses
- + Located in concentrated retail area
- + Redevelopment opportunity, including removal of building
- + Less than 4 tenths of a mile to Bypass 20/11th St. interchange
- + Oversized monument sign in place
- + Strong daytime and evening traffic

# Redevelopment Opportunity

3218 11th St. | Rockford, IL

# For Sale



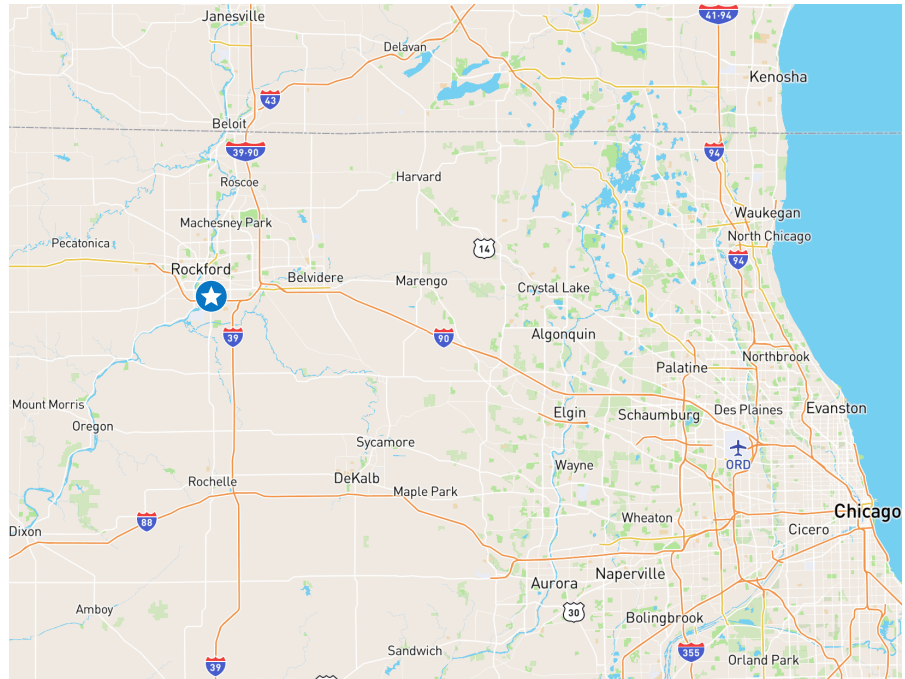
# Redevelopment Opportunity

3218 11th St. | Rockford, IL

# For Sale



Demographics	1 Mile	3 Miles	5 Miles
Population	7,552	58,991	126,488
Average Household Income	\$55,031	\$59,359	\$68,437
Daytime Population	7,145	65,052	131,180
Employees	3,268	68,232	70,228



## Contact

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