

FOR SALE

OFFICE/RETAIL/MULTI-FAMILY SITES AVAILABLE

1252 BELL VALLEY ROAD

Rockford, Illinois



www.cbre.us/lsgoakbrook

CBRE

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1252 BELL VALLEY ROAD
Rockford, Illinois



PROPERTY HIGHLIGHTS

- + Parcels 1- 4 have utilities in place, curbing and off-site detention. Ready for development.
- + Parcels 5-7 have utilities stubbed to the sites and curb cuts from Bell School in place.
- + Strong visibility from I-90
- + Easy access to I-90/I-39, E. State St. and Bypass 20
- + Rockford address with low Cherry Valley taxes.
- + Near Cherry Vale Mall, hotels and the Chicago Rockford International Airport
- + Please call for additional information



AVAILABLE LOTS

- | | | |
|---------------------------|------------|----------------------|
| + Parcel 1: ± 5.11 acres | \$5.00 psf | Zoned OF |
| + Parcel 2: ± 1.70 acres | \$5.00 psf | Zoned CC |
| + Parcel 3: ± 2.75 acres | \$5.00 psf | Zoned CC |
| + Parcel 4: ± 3.23 acres | \$5.00 psf | Zoned CC |
| + Parcel 5: ± 10.27 acres | \$1.50 psf | Zoned CC & R4 |
| + Parcel 6: ± 25.06 acres | \$1.50 psf | Zoned CC, R2, R4, OF |
| + Parcel 7: ± 11.39 acres | \$1.50 psf | Zoned CC, R2, OF |



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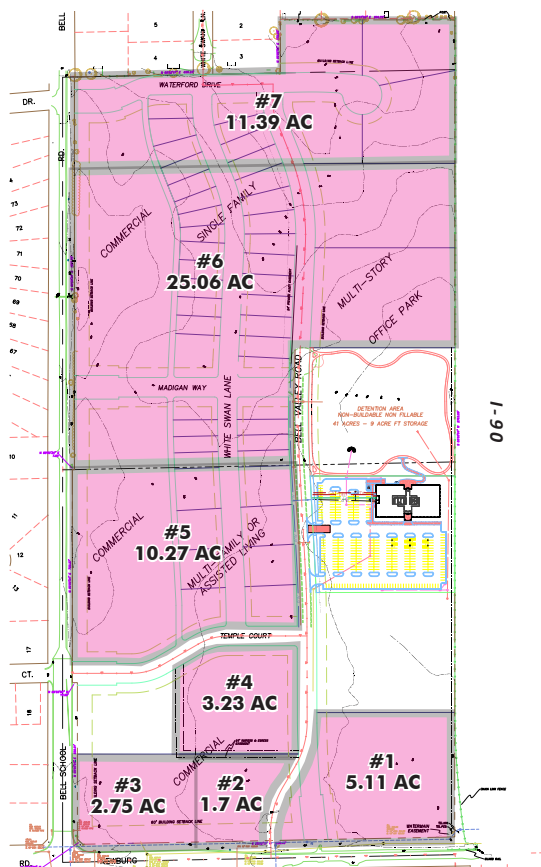
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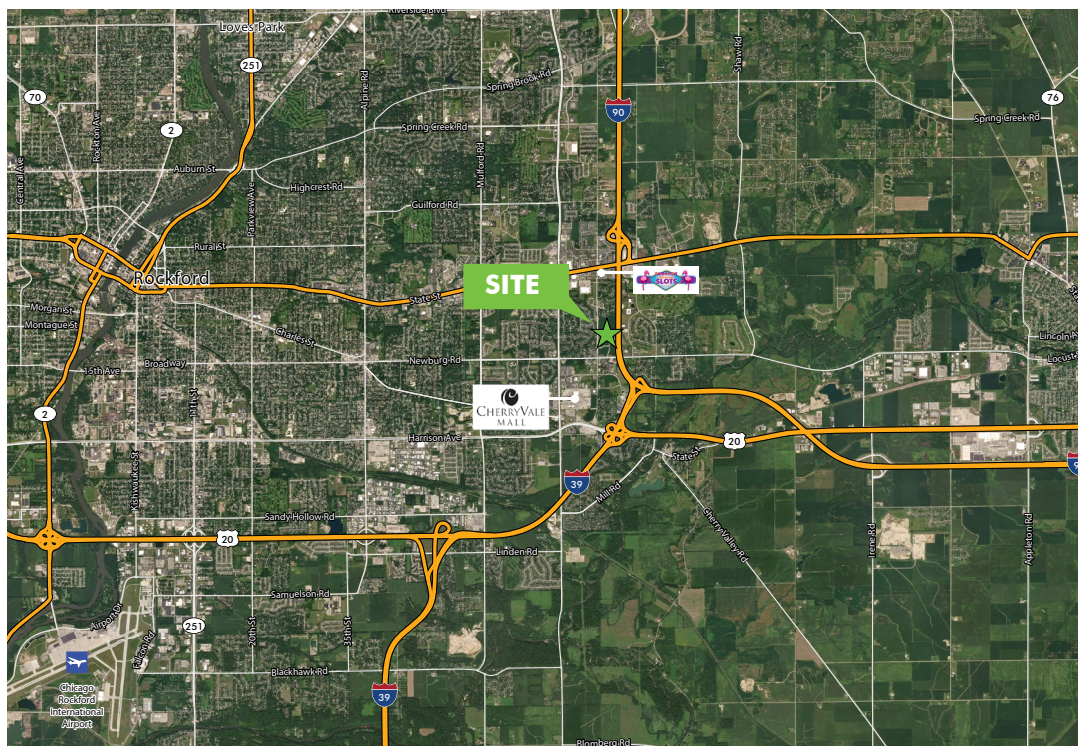
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SURVEY



LOCATION MAP



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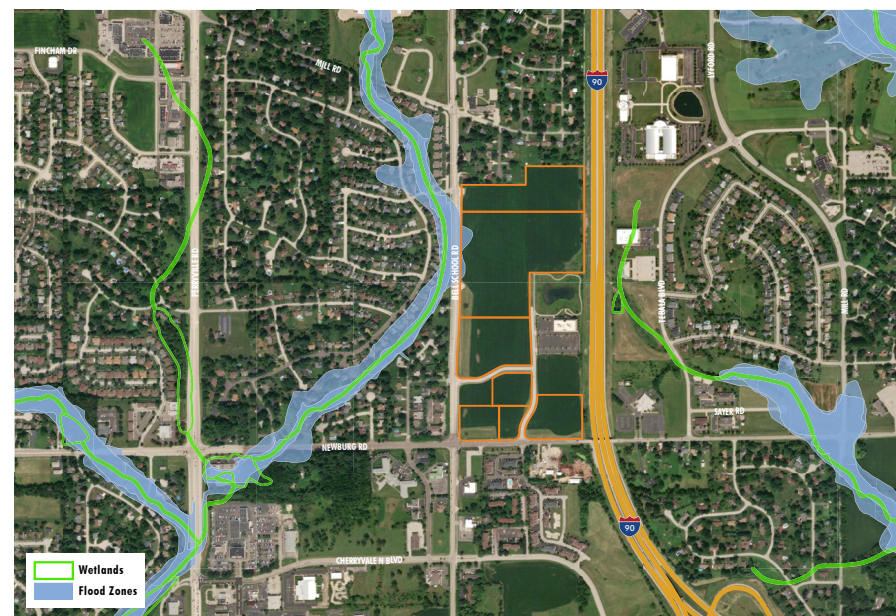


DEMOGRAPHIC SNAPSHOT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,537	30,425	94,649
Average Household Income	\$93,503	\$85,432	\$80,582
Average Housing Value	\$192,116	\$186,432	\$167,960
Daytime Workers	5,323	25,880	56,977
Daytime Residents	1,911	15,491	47,566



FLOODPLAIN/WETLAND AERIAL



CONTACT US

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