



Rockford, IL

SEC Riverside & Central



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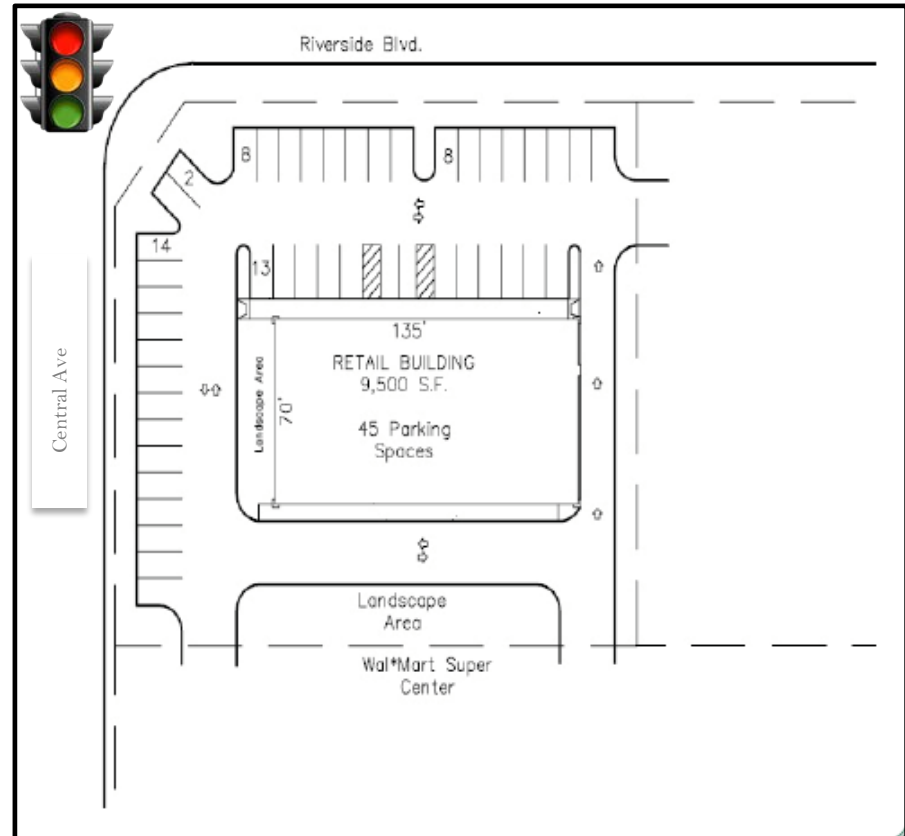


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Site Benefits

- **1.08 Acre site at Hard Corner Signalized Intersection.**
- **Outlot to Walmart Supercenter & adjacent to Fifth Third Bank.**
- **Site ideal for QSR, Casual Theme Restaurant, Mattress Store, Cell Phone Provider.**
- **Easiest retail location accessible from independent senior living facility Wesley Willows.**

*Potential layout shown





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Market Summary

- Walmart is dominant destination in Northwestern Rockford.
- Perfect location to service growing residential population & Wesley Willows senior living facility
- Local retail includes: Walmart Supercenter, Murphy's USA, Fifth Third Bank, Sprint, Arby's, GameStop, Great Clips.

Contact Information

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Demographics	3-mile	5-mile
Population	49,054	120,546
Avg. HHI	\$46,535	\$52,657