

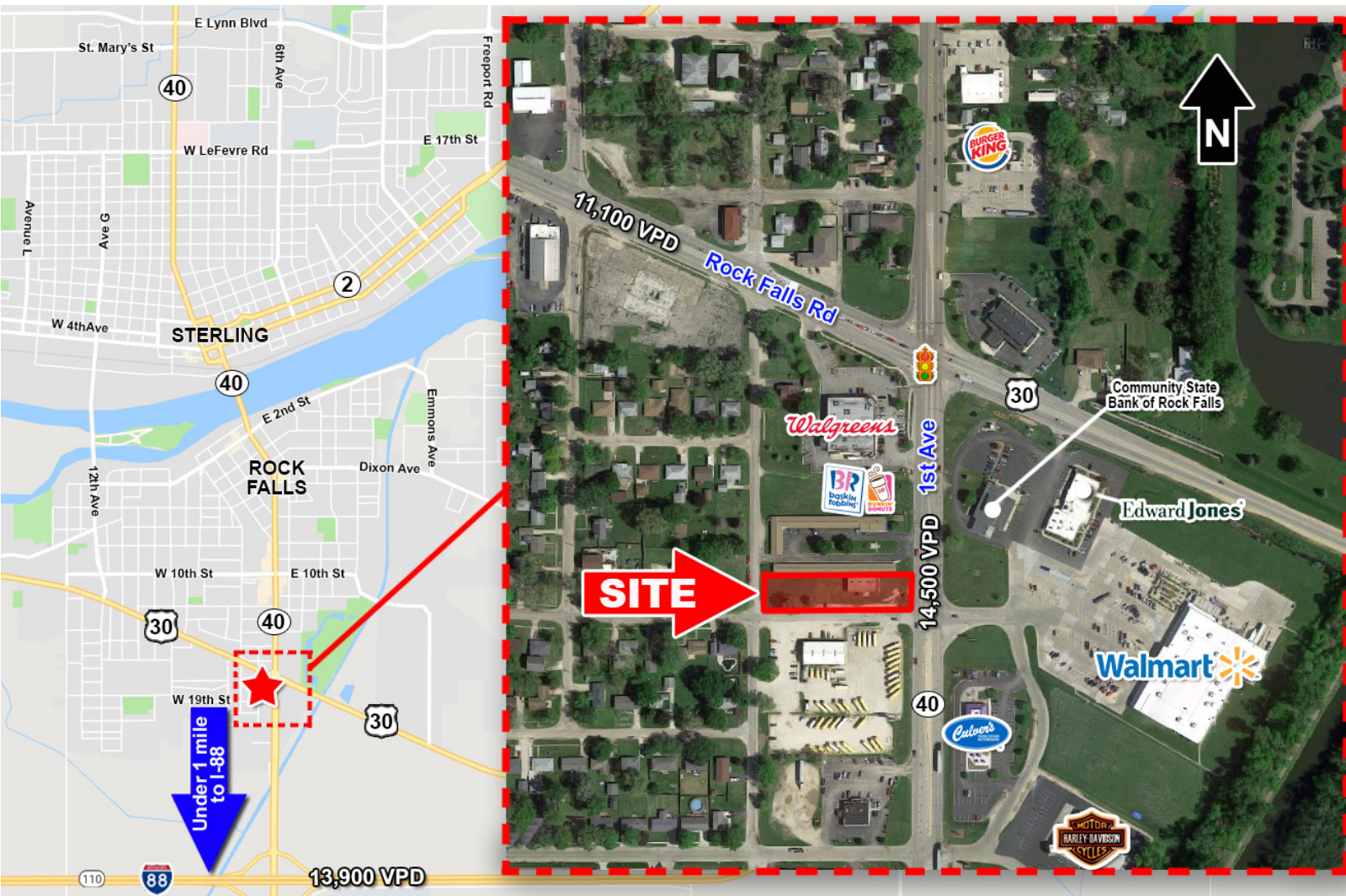
FOR SALE OR LEASE

NWC Route 40 & W 19th St

Rock Falls, Illinois 61071



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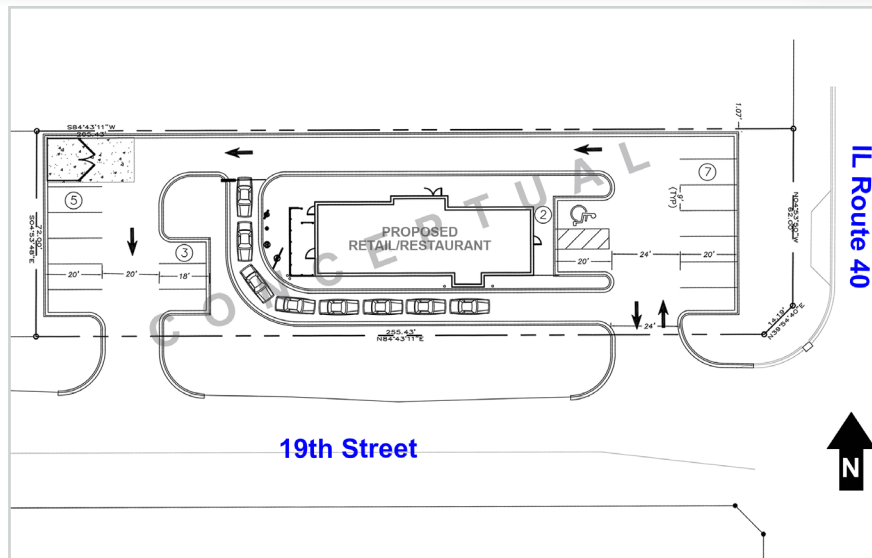


PROPERTY HIGHLIGHTS

- Located less than 1 Mile north of I-88 Interchange.
- Lot Area: 19,160 SF
- Ideal for fast food operator.
- Drive-Thru capabilities.
- Easy access located at 4-way Interchange with Walmart entrance.

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION 👤	31,281	37,531	67,731
AVG FAMILY INCOME 💰	\$85,888	\$89,444	\$91,878
TRAFFIC COUNTS 🚗	1ST AVE	14,500 VPD	
	ROCK FALLS RD	11,100 VPD	



CONTACT INFORMATION
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