

## OUTLOTS FOR SALE

# BLAIN'S FARM & FLEET PAD SITES

SWC E. ROCKTON ROAD & QUAIL TRAIL, ROCKTON, ILLINOIS

RETAIL



## AVAILABLE LOTS & PRICING

+ 4567 E. ROCKTON ROAD | ROCKTON, IL

- + Outlot #1 – 44,625 sf / 1.024 acres
- + Outlot #2 – 44,334 sf / 1.018 acres
- + Outlot #3 – 63,550 sf / 1.459 acres
- + Outlot #4 – SOLD

## FEATURES

- + Pricing will vary based upon final size and location
- + Sites sizes are flexible and may be platted to accommodate purchaser's site size requirements.

## CONTACT

### KAREN WALSH

Senior Vice President  
+1 815 218 3438  
karen.walsh@cbre.com

## FEATURES

- + Zoned CR – Retail Commercial District
- + Located just west of Route 251/E. Rockton Rd. Interchange and minutes from I-90
- + Situated at the center of recent commercial development in this growing corridor
- + High Visibility on E. Rockton Rd
- + Easy access via signal at Quail Trail and right in/right out directly from E. Rockton Rd.
- + Well suited for all types of retail/office users
- + Other area tenants: Wal-mart, Aldi's, Swedish American, OSF Saint Anthony, Dollar Tree, US Cellular and Advance Auto

**CBRE**

# OUTLOTS FOR SALE

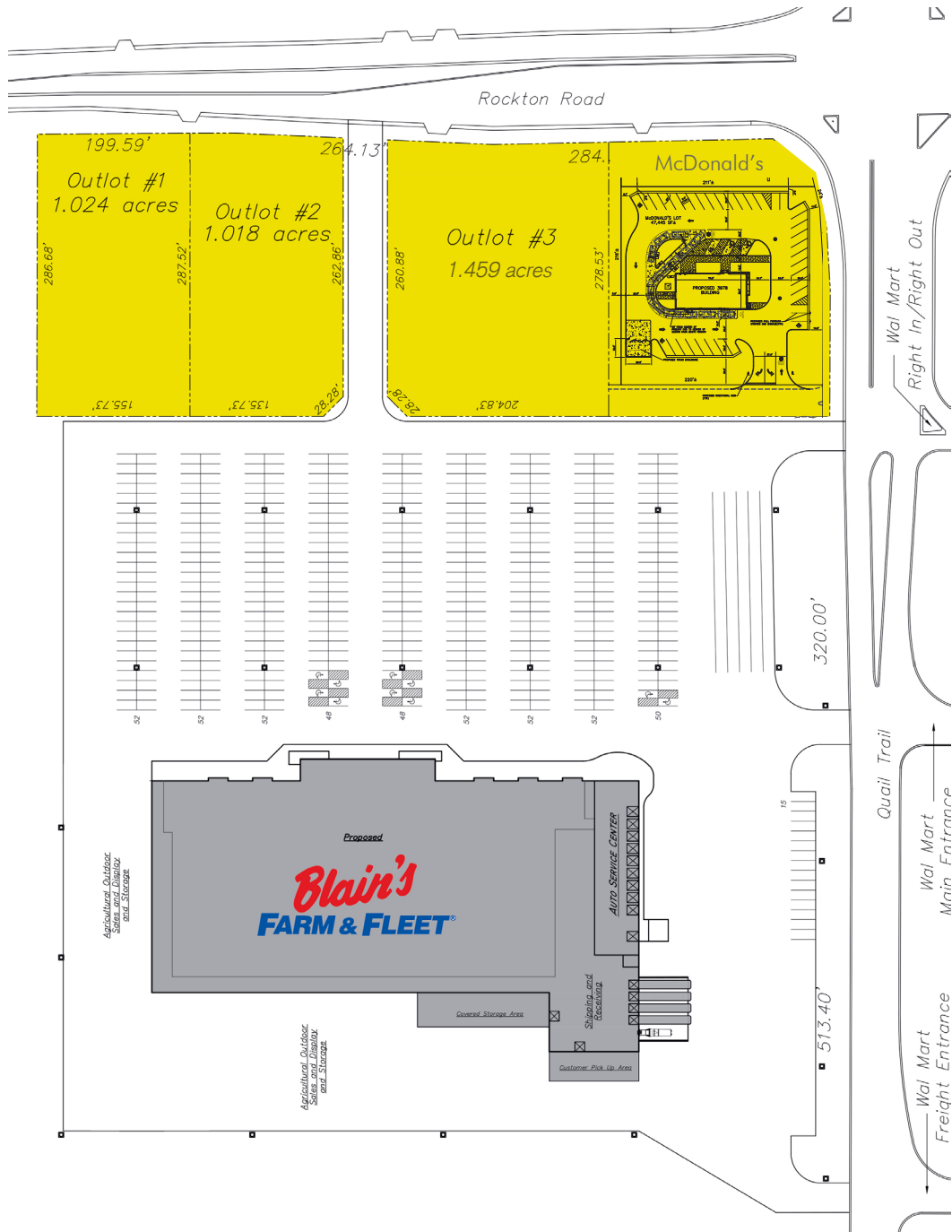
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## SITE PLAN



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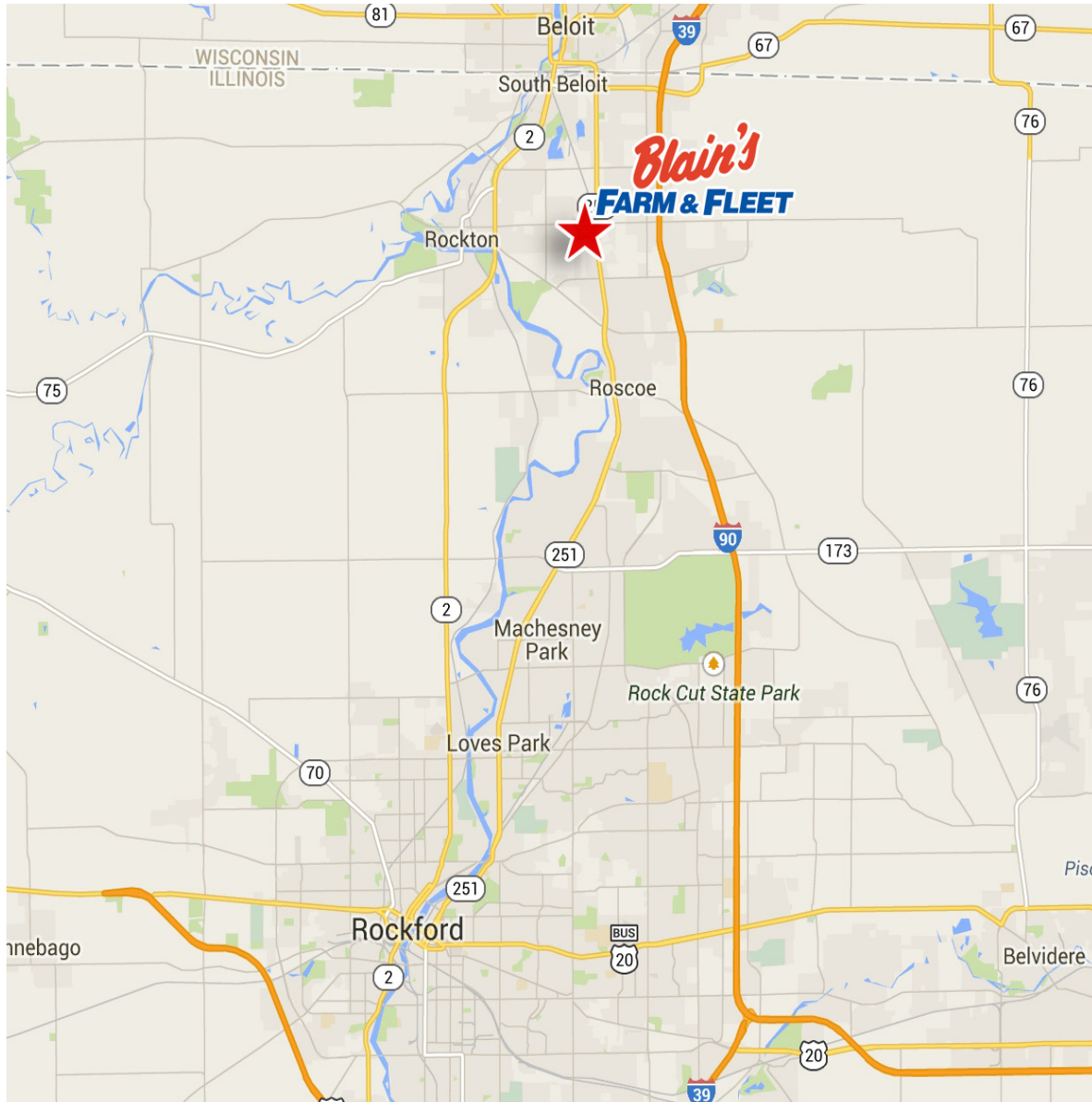
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**AREA MAP**



**TRAFFIC COUNTS**

E. Rockton Rd.	8,400 VPD
RT. 251	17,400 VPD

**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Population	26,306	68,392	145,200
Average Household Income	\$100,532	\$90,356	\$90,339
Daytime Population	26,612	62,494	137,334