

# Business Growth Opportunity



- 7026 sq ft unit, use all or partner up with one or two other non-competing pet businesses to share in the cost of rent.
- Imagine your name or PET FUN LAND, MY BEST FRIEND K9 SHOPS, etc., up high on the green logo banner area!
- Animal Medical Clinic, a veterinary practice, has been on the premises since 1995 which is a big plus not only to you but to your pet owners because it gives them the security to know their pets will have easy access to the best of care! Business is great!!!!

## Doing business at 7358 N Cherryvale Mall Dr, Rockford, will give you the ability to:

1. Freedom to **expand and grow your business** to include a variety of services with 7026 sq ft of space to work with including 3 offices, one of which has a private full bath. There are also two extra large wheel chair accessible bathrooms. Offices could be used for grooming areas or classroom activities.
2. **Control your own destiny** and your own business plan!
3. **1.6 acres with large green area.** Hold **dog classes** of all types **inside building or outside** the building. When outside use green area or large asphalt areas for outdoor training class areas.
4. Large asphalt **parking area for 50 plus** additional parking. Use this area for dog costume classes, training classes or fun events for pet owners. Additional parking area can be requested.
5. **Plenty of room** inside for **dog boarding, unique pets** (bunnies, lizards, Ginny pigs) and **exotic animals boarding** area, **grooming areas, shampoo stations, Obedience & K9 Good Citizen classes**, Therapy and ESA dogs are invaluable to the people they service and lets not forget the **beginners classes** on how to care for and train your pet and more. Any well trained dog is highly admired by all.
6. **Two extra large outdoor garages** for outdoor activities and storage areas.
7. Plenty of **pet boarding** room with convenient **back door exit/entry next to private green spaces.**
8. **Two extra large SS sinks** each divided into two large separate sink areas for a total of four large sinks, with special set ups to **wash dogs.**
9. Pet owners have fun showing off their dogs right?!! **At this site you can include monthly dog shows, training, and costume classes and “funny” classes** that dog owners love ❤️ to partake in because it is FUN!!!
10. When Pet owners bring their pets in to see you, pet owners and their pets will experience a lot **less locale stress.** This is due to the fact **loud traffic noise is diminished** because of the buildings location. **Your customers will easily find you at your new location** because it is known at “**The Petland Building**”. Whenever I need to meet someone at my building, they say, “Oh, the Petland building! We bought our dog from them. Sure do miss Petland”. IT’S TIME FOR PETS TO RETURN TO PETLAND!!! Call the building “**PET FUN LAND**”!!!!

Opportunity  
knocks!

Contact Owner:  
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