

# Former AutoZone

2520 11th St., Rockford, Illinois



## Property Highlights

- + 7,552 SF
- + Suitable for commercial or industrial use. (Rockford IL Zoning)
- + Pylon sign available
- + Nearby Industrial include Collins Aerospace, ABC Supply, Accurate Metals Illinois, Meiborg Companies, and others
- + Close to numerous retailers
- + Approximately 5.96/1,000 SF parking ratio
- + One mile to Bypass 20/11th St. Interchange

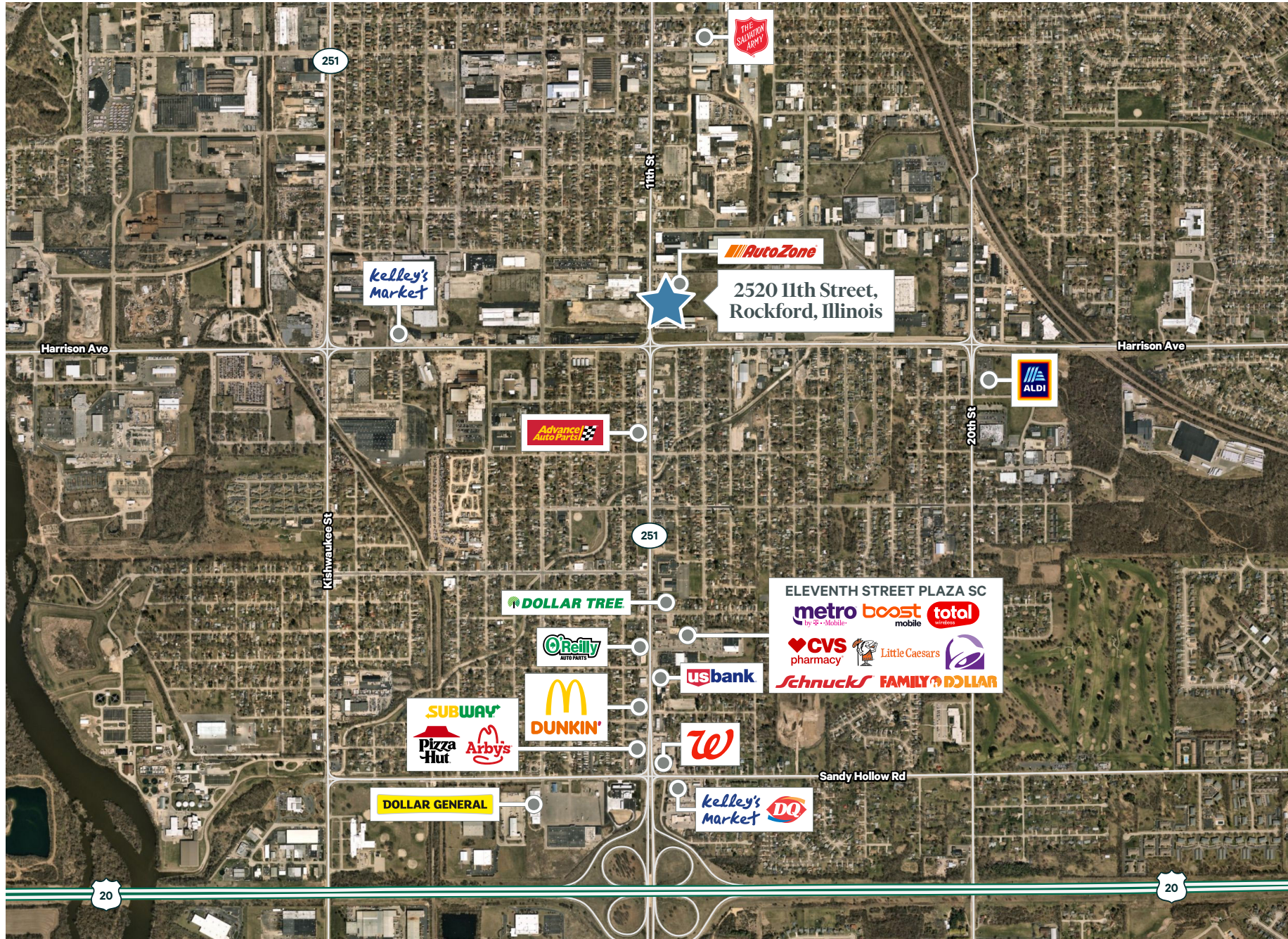
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,375	72,071	142,836
Households	4,209	29,906	59,350
Average Household Income	\$53,623	\$64,154	\$73,083
Daytime Population	11,066	82,175	161,413

TRAFFIC COUNTS	
11th St.	11,200 VPD

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For Sale

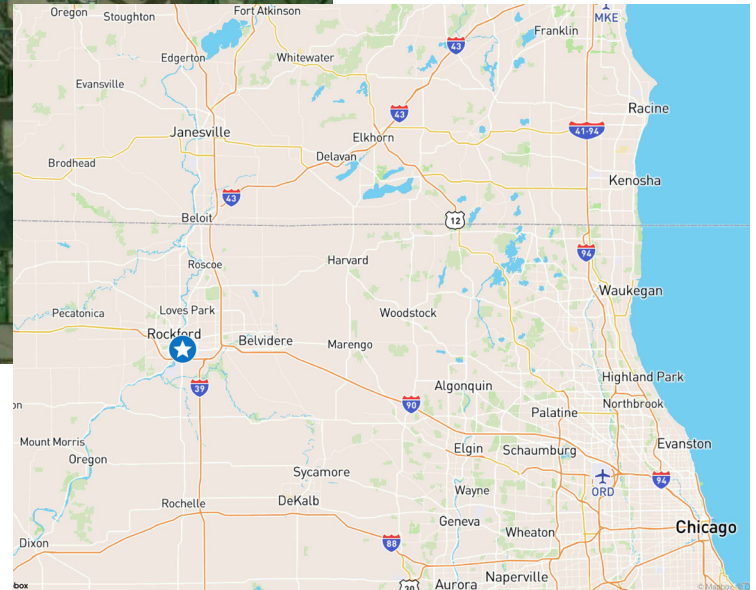
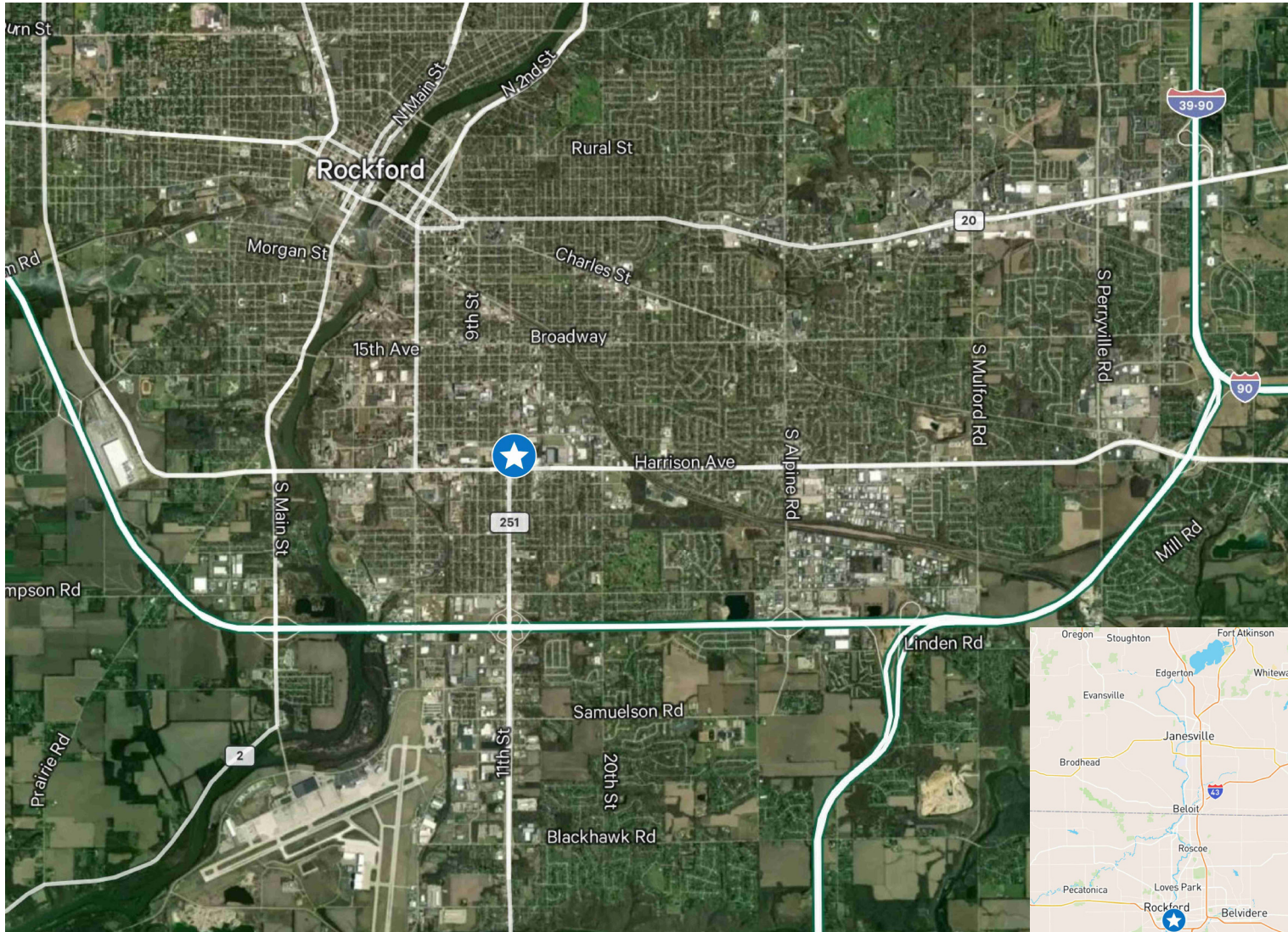




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### Contact:

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