

# FOR LEASE

3212 Auburn St.  
5,445 SF  
Retail/Office Space  
Auburn Retail  
Center  
Rockford, IL



## Property Description:

- Neighborhood shopping center located at the southwest corner of Auburn and Avon Streets in Rockford's northwest quadrant.
- Located on a hard corner, with access points from Auburn St. plus several additional entry points around the center.
- This established, well-known shopping center offers high visibility on Auburn Street with over 19,000 VPD.

**Total Space Available:** 5,445 F

**Rental Rate:** \$8.00/SF NNN

**Property Type:** Retail/Office

**Zoning:** C3



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# Auburn Retail Center

3212 AUBURN ST., ROCKFORD, ILLINOIS



Nearby national/credit tenants include ALDI, Walgreens, McDonald's, O'Reilly Auto Parts, and more, helping to promote crossover shopping to the site. Auburn Retail Center is strategically situated along Auburn Street with 19,100 vehicles passing by daily.

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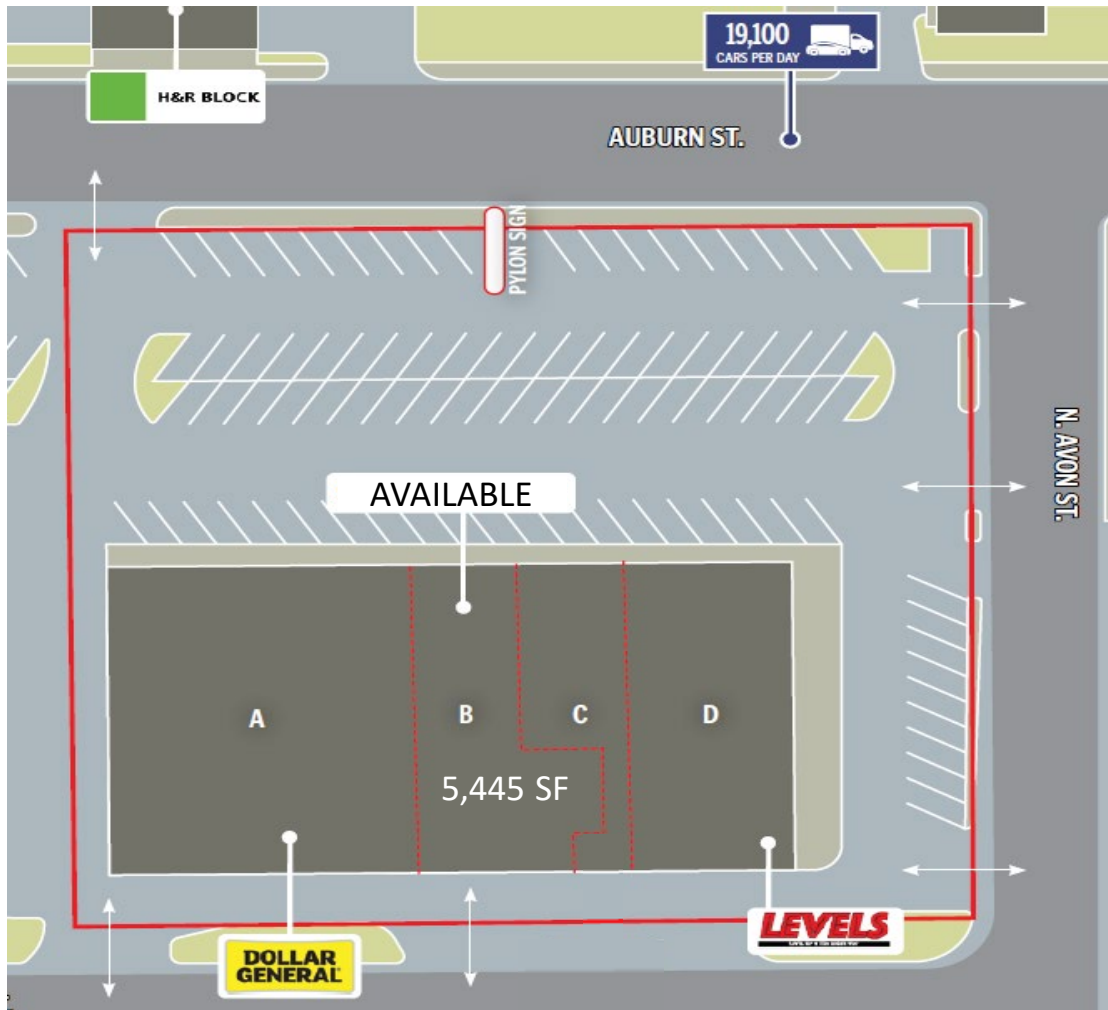




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Former Secretary of State Office may be retrofitted for a retail tenant or used as-is for turn-key office space.

*\*Access points include Auburn Street: 4 Access Points, Taylor Street: 2 Access Points, N. Avon Street: 3 Access Points.*

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## Demographics

### Population

	2 mile	5 mile	10 mile
2022 Population	46,004	143,742	246,424

### Households

	2 mile	5 mile	10 mile
2022 Households	17,484	56,313	96,572

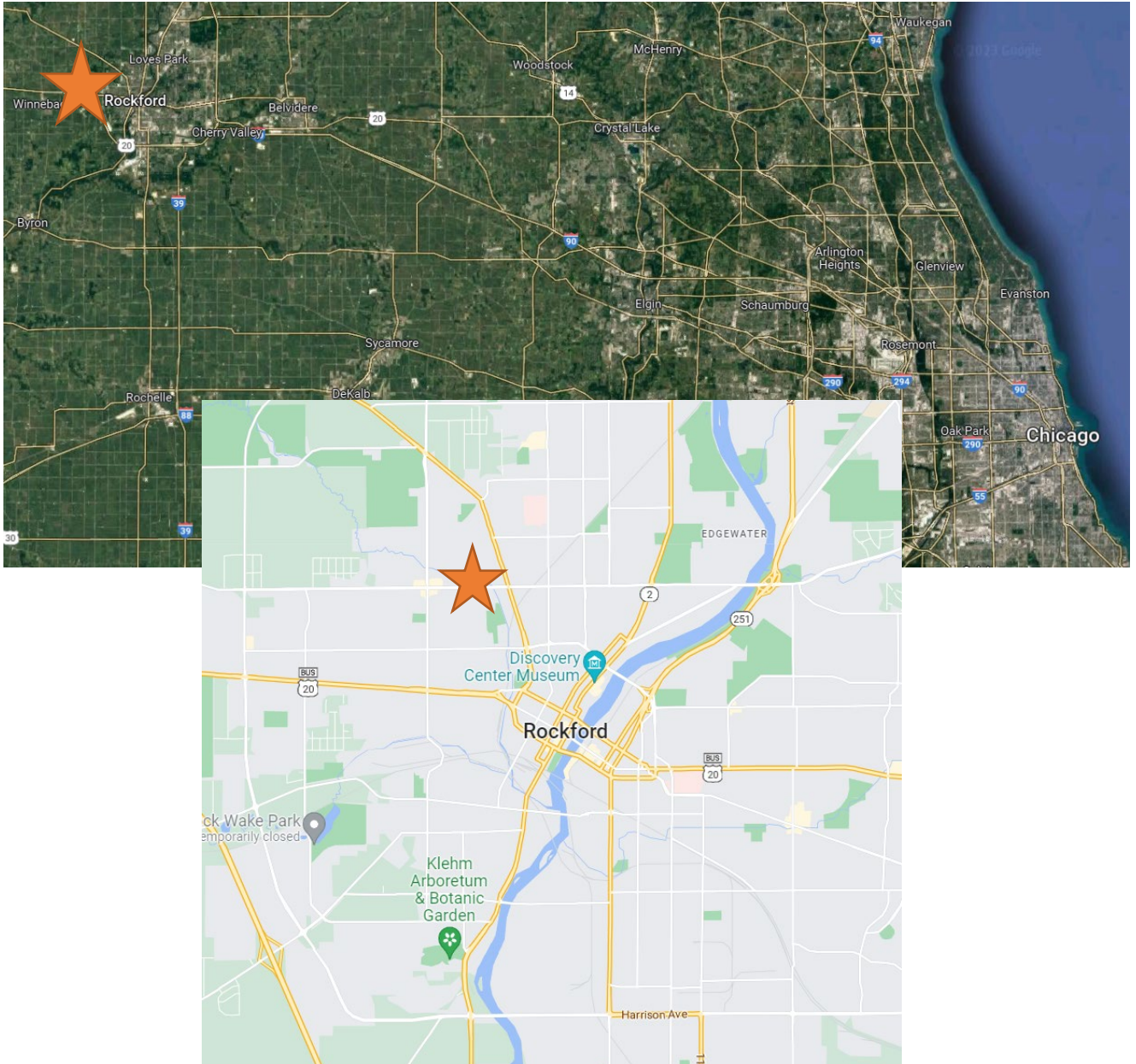
### Population By Race

	2 mile	5 mile	10 mile
White	25,334	102,008	189,962
Black	17,978	32,084	39,282
American Indian/Alaskan Native	401	1,145	1,527

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