



100% OCCUPIED RETAIL CENTER | HIGHLY VISIBLE LOCATION
ANCHORED BY DOLLAR GENERAL

3214 AUBURN STREET, ROCKFORD, IL





DOLLAR GENERAL & SHOPS

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EAA Chapter 22 Cottonwood Airport
Rockford IL

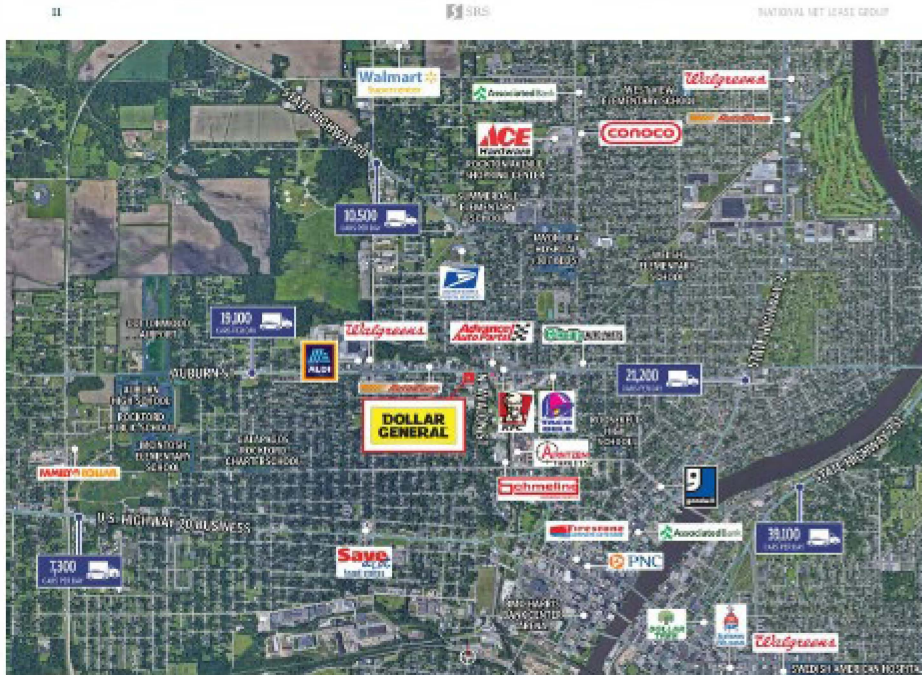


Auburn Street 19100 VPD

Kilburn Avenue 8,450 VPD

3212-3214 Auburn St

\$1,625,000



Price:	\$1,625,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment
Lot Size:	1.81 AC
Gross Leasable Area:	24,213 SF
No. Stories:	1
Year Built:	1965
Tenancy:	Multiple
Parking Ratio:	3.68/1,000 SF
Zoning Description:	C3
APN / Parcel ID:	11-15-328-010
Walk Score ®:	67 (Somewhat Walkable)

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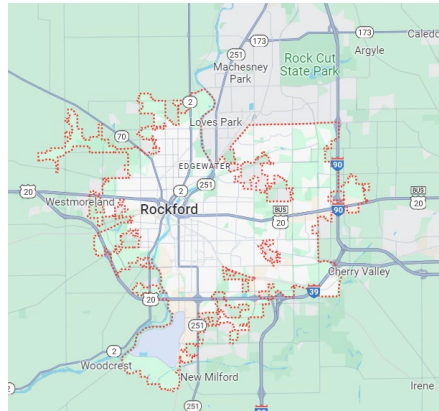


Gambino Realtors is pleased to present Dollar General & Shops, a 100% occupied, 24,213 SF property located in Rockford, IL. Dollar General (S&P: BBB) extended their lease through July 2027 and has just remodeled the interior of the store, demonstrating their commitment to the site. Other tenants include the Office of the Secretary of State, Furniture City Plus, Levels, and The IT Liquor.

Dollar General & Shops is strategically situated along Auburn Street with 19,100 vehicles passing by daily. The asset also features a large pylon sign, increasing visibility to the center. Nearby national/credit tenants include ALDI, Walgreens, KFC, Burger King, H&R Block, Cricket, McDonald's, O'Reilly Auto Parts, and more, which helps promote crossover shopping to the Center. In addition, the site is 1.6 miles south of Javon Bea Hospital and 1.4 miles east of Auburn High School and Kennedy Middle School, providing several direct consumer bases to draw from. The 5-mile trade area is supported by more than 144,500 residents with an average household income of \$57,000.



OUR COMMUNITY



The Rockford region, with a metro-area population of nearly 330,000 in 2023 boasts the 3rd highest population in the State of Illinois and is a wonderful place to spend a life – or a weekend. Its downtown offers guests and residents an opportunity to visit the Burpee Museum of Natural History, which features an impressive dinosaur exhibit. The Tinker Swiss Cottage Museum presents rotating exhibits in a one-of-a-kind, historical Victorian home. Rockford Art Museum exhibits regional American pieces, and the sprawling Anderson Japanese Gardens located across the Rock River is renowned for its 12-acre landscape of streams, waterfalls, winding pathways, and koi-filled ponds. In the northeast quadrant, you will find Rock Cut State Park, which shelters muskrats, raccoons, waterfowl, and many weekend warriors!

Our Rockford [Calendar of Events](#) is full of plenty of things to do and see. Explore one of our [museums](#), visit some unique [shops](#), grab a bite to eat at one of our many [restaurants](#), take in some [arts and culture](#), or relax at one of our [hotels](#). You'll be In Good Company in Real. Original. Rockford IL12-acre



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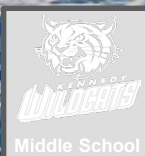
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