

AVAILABLE FOR DEVELOPMENT

ROCKTON RD & WILLOWBROOK RD, ROSCOE, IL 61073

FOR LEASE – 5,061 SF & 0.61 AC | 1.41 AC



Property Information

- Located directly next to I-90 on/off ramp
- High Traffic Area for those traveling between Illinois and Wisconsin
- High Traffic Area - Over 11,000 VPD
- New Construction Opportunity

Demographics

	Population	Average Household Income	Businesses
1 Mile:	473	\$162,547	73
3 Miles:	21,956	\$150,134	554
5 Miles:	65,978	\$121,993	1,595



815-229-3000



leasing@firstmidwestgroup.com



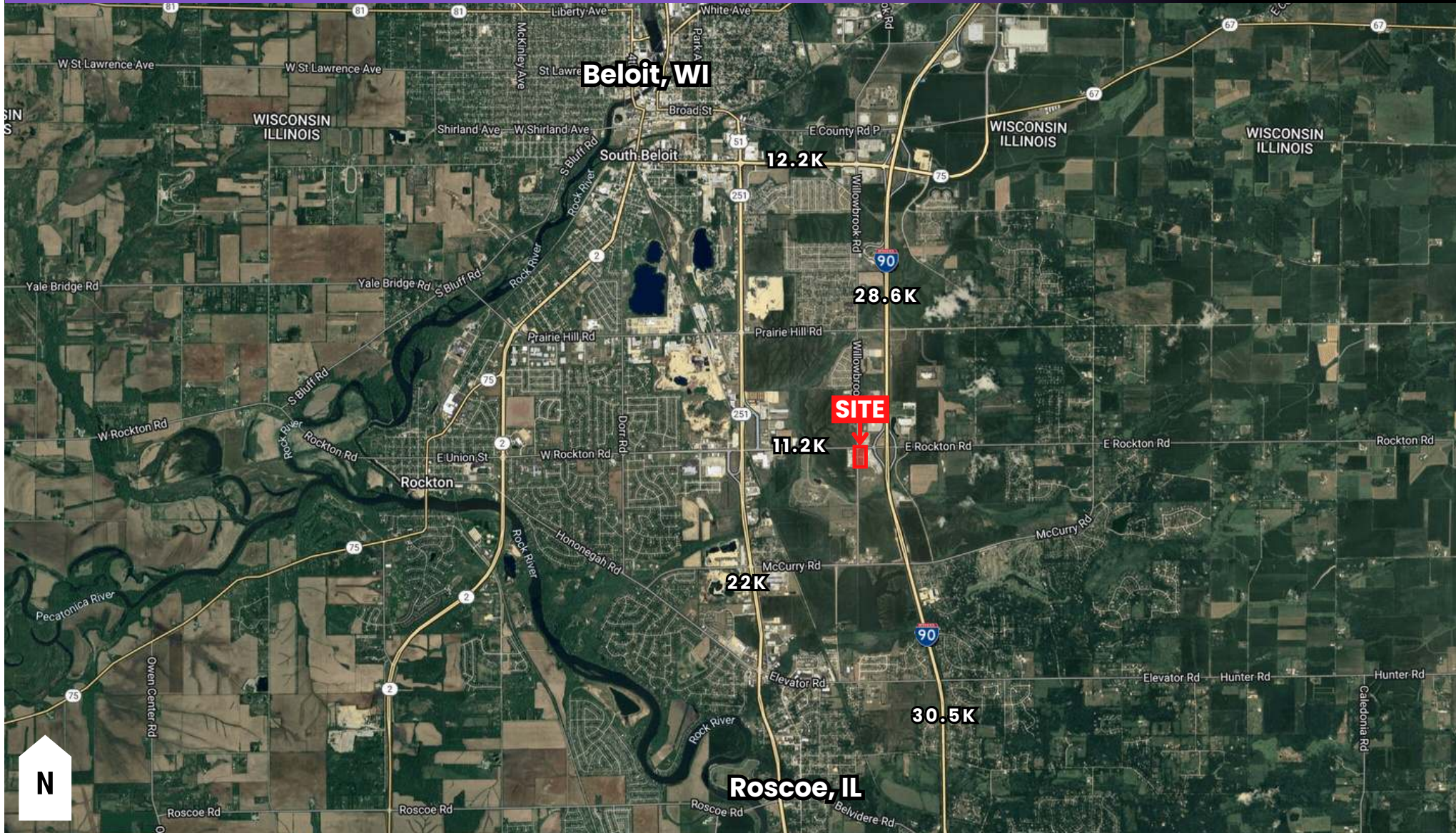
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

AERIAL | ROCKTON RD & WILLOWBROOK RD, ROSCOE, IL 61073

DISTANCE FROM BELOIT, IL TO ROSCOE, IL



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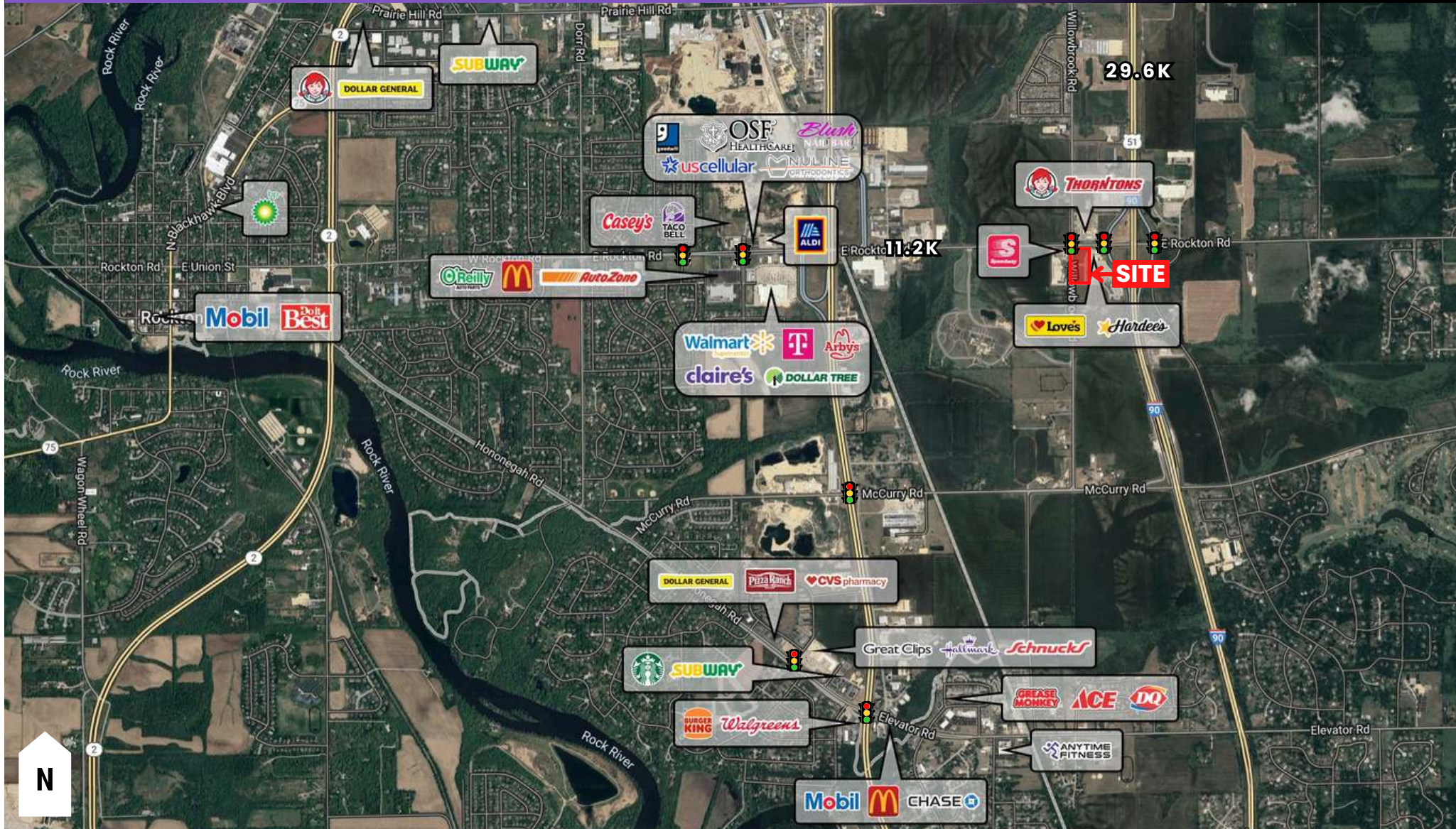
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HIGH TRAFFIC AREA - 11K VPD



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SITE SURVEY | ROCKTON RD & WILLOWBROOK RD, ROSCOE, IL 61073

SITUATED NEAR A TRAFFIC SIGNAL

↗ MILWAUKEE - 77 MILES

↘ ROCKFORD - 15 MILES



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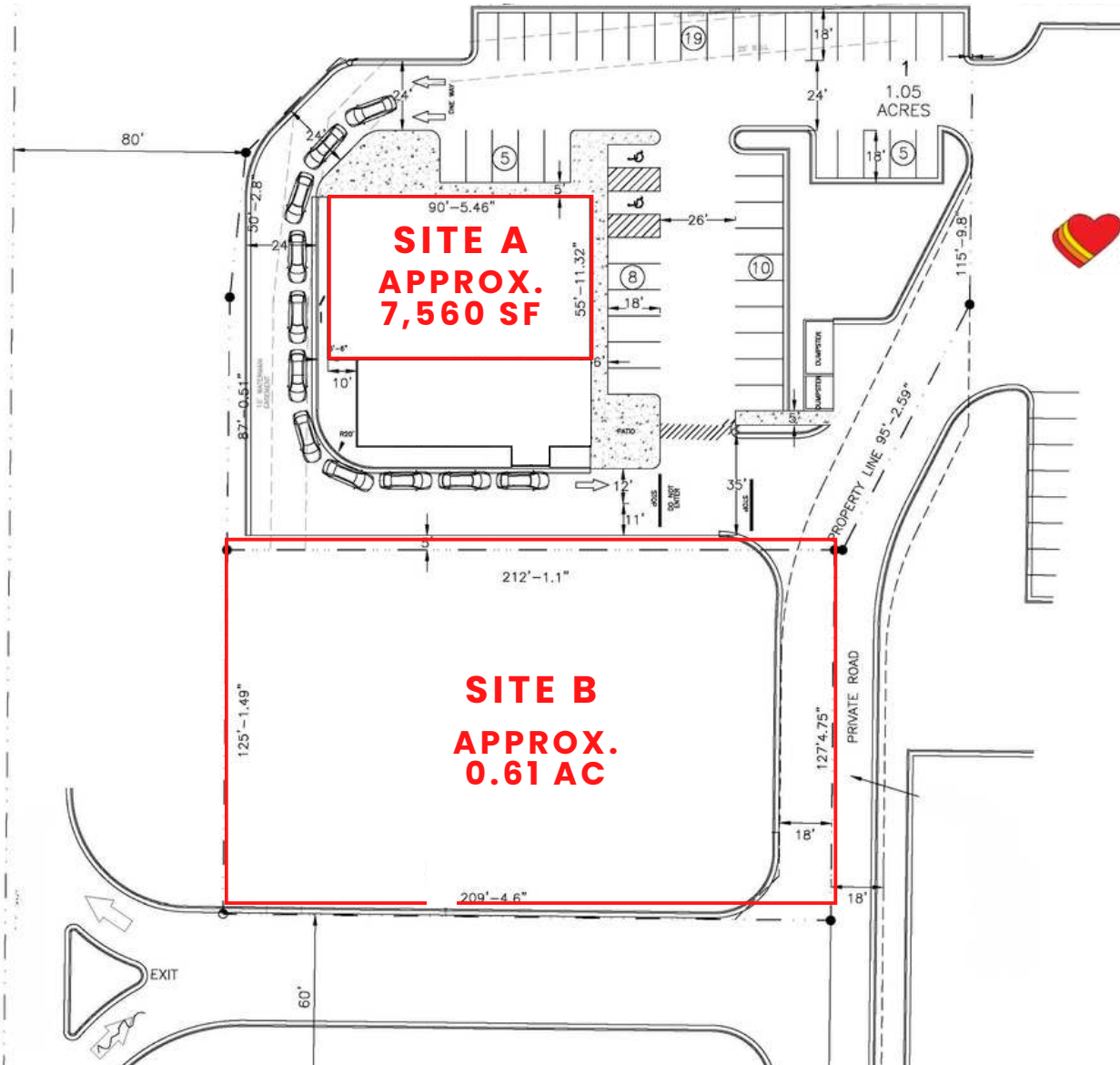
SITE PLAN | ROCKTON RD & WILLOWBROOK RD, ROSCOE, IL 61073

SITE A: 7,560 SF & SITE B: 0.61 AC



WILLOWBROOK ROAD | ROUTE 52

EAST ROCKTON ROAD



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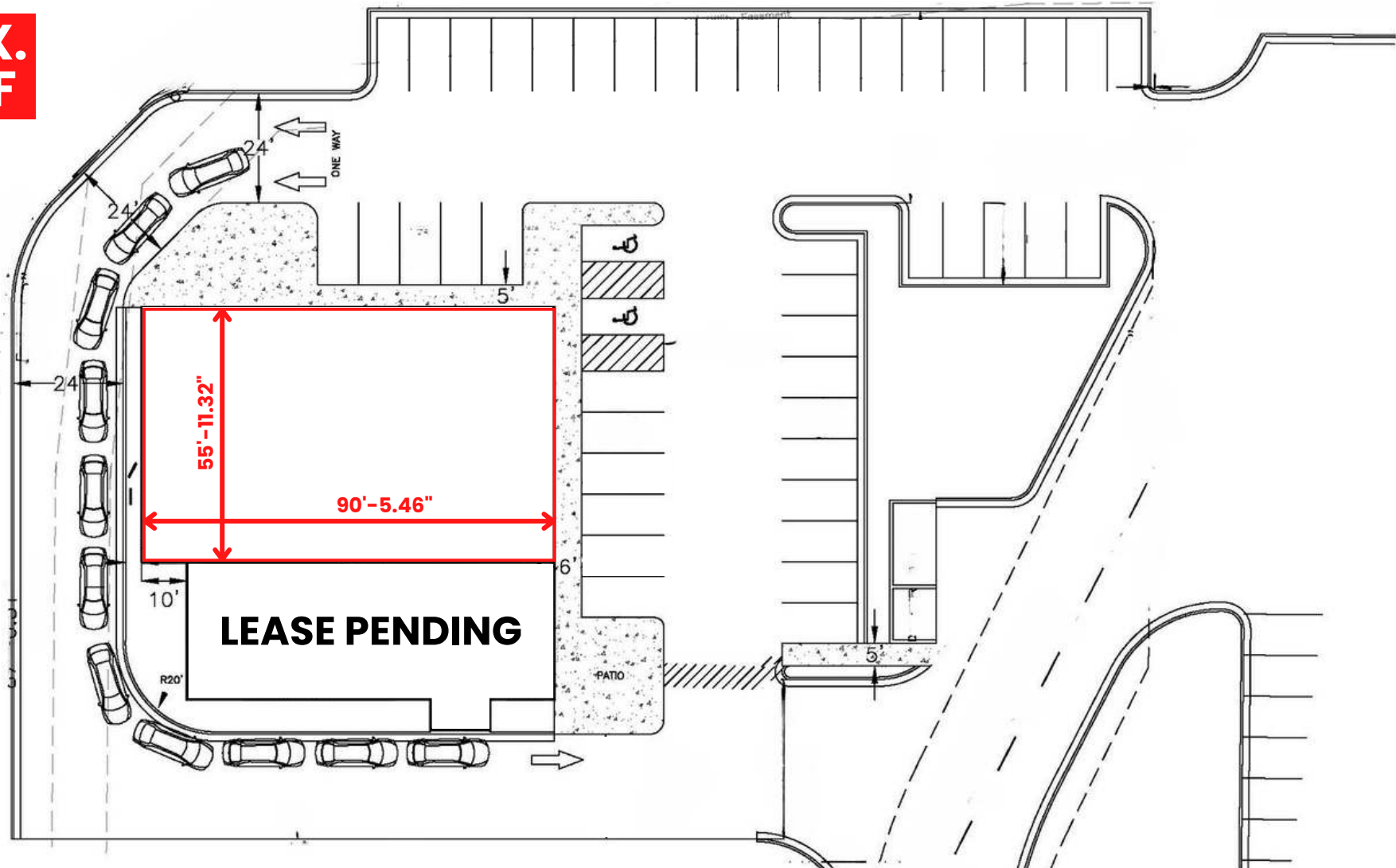


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FLOOR PLAN | ROCKTON RD & WILLOWBROOK RD, ROSCOE, IL 61073

NEW DEVELOPMENT: SITE A - 5,061 SF

**APPROX.
5,061 SF**



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