

FOR LEASE OR SALE

1.15 Acre Walmart Outparcels

RETAIL



PROPERTY INFO

**311 E ROUTE 38
ROCHELLE, IL 61068
STORE #933**

- + Two Walmart Outparcels available along IL Rt 38
- + 30 minute drive from Rockford, IL
- + Rochelle is nicknamed "Hub City" for its location at the intersection of I-39, I-88 and two railroads.



Total Population

5 Minutes	8,773
10 Minutes	13,696
15 Minutes	16,852

Source: Esri, 2024 Estimates

Number of Households

5 Minutes	3,582
10 Minutes	5,407
15 Minutes	6,661

Average HH Income

5 Minutes	\$75,513
10 Minutes	\$80,592
15 Minutes	\$84,484

CONTACT US

Jim Sakanich

Senior Vice President
+1 312 297 7690
jim.sakanich@cbre.com

Sean McCourt

Senior Vice President
+1 312 297 7688
sean.mccourt@cbre.com

CBRE, Inc.

321 N Clark St
Suite 3400
Chicago, IL 60646

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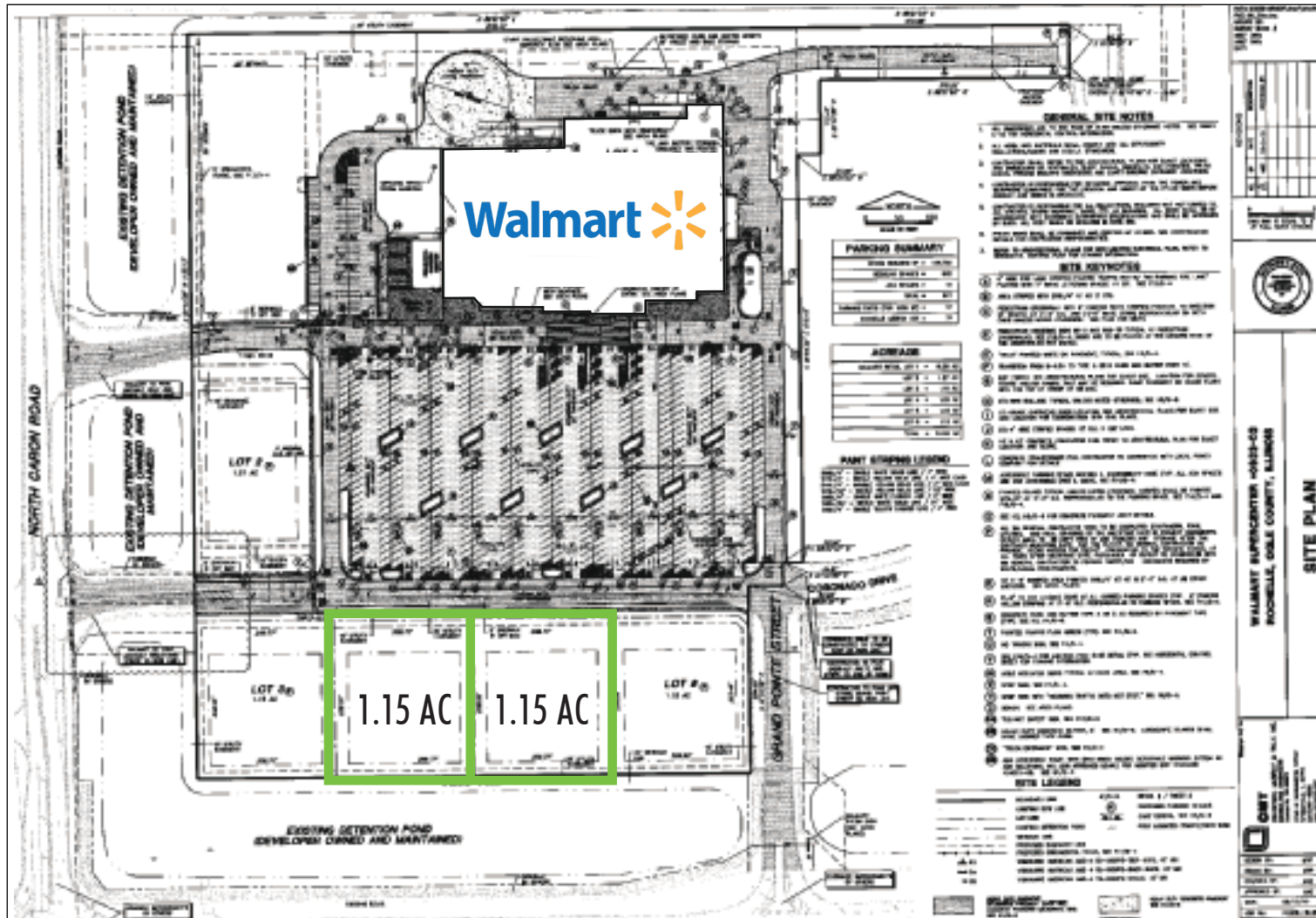
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SITE PLAN



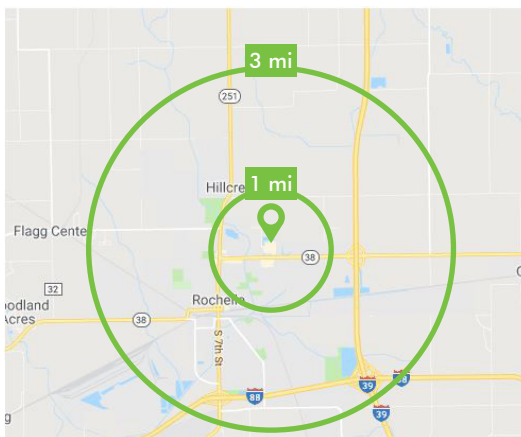
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RETAIL



RETAIL TRADE AREA



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	3,372	11,259	13,998
Number of Households	1,611	4,528	5,513
Average HH Income	\$71,672	\$77,224	\$80,689

Source: Esri, 2024 Estimates