

382 IL-38, Rochelle, IL

Available: 3,000 SF



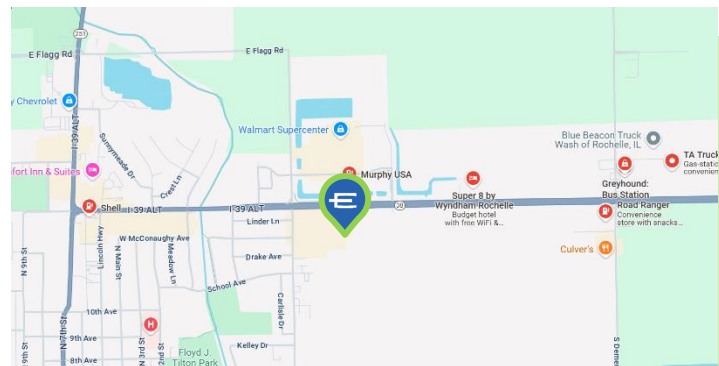
FOR LEASE: Flexible Space

AVAILABLE: 3,000 SF

VPD: 9,759

NNN PASS-THROUGH ESTIMATE: \$6.71 PSF; Includes Taxes, CAM, Insurance

LEASE RATE: Subject to Offer



	1 Mile	5 Miles
Population	3,008	14,181
Households	1,404	5,446
Median Age	41.5	38.2
Median HH Income	\$55,937	\$59,556

- Flexible space suited for Medical or Retail
- At signalized corner of Route 38 and Caron Road
- Located of IL Rt 38 just west of Highway 39
- Suited for a wide variety of medical and office businesses
- Across from Wal-Mart, Verizon, and Taco Bell, surrounded by Jimmy Johns, Athletico and Arby's

SCAN FOR LISTING



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LOCATION



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This high-visibility commercial space offers excellent flexibility for a wide range of business uses. Positioned directly on IL-38, the property benefits from strong daily traffic and exceptional exposure. Just minutes from I-39 and I-88, it provides seamless access to major transportation routes, making it ideal for regional operations. Located in a thriving commercial zone near national retailers and industrial employers, and less than 90 minutes from Chicago, this site combines convenience, visibility, and growth potential. Rochelle's pro-business environment and supportive infrastructure add even more value for your operation.