

Dental Space

1107 S Mulford Rd Rockford, IL

FOR SALE & LEASE

Located at 1107 S Mulford Road, this fully built-out dental office offers a rare opportunity to step into a move-in-ready space with minimal start-up time and capital. The suite features six (6) operatories, one private office, a sterilization room, lab, and kitchen/break room, all thoughtfully designed for efficient clinical flow. Positioned along the high-traffic Mulford Road corridor in Rockford, the property provides strong visibility and easy access for patients and staff. Ideal for a general dentist or specialty user seeking a second-generation dental space in an established medical/retail area.



Sale Price:
\$550,000

Lease Rate:
\$17.50 SF/YR NNN

Parking Spaces:
17

Building Size:
2,676 SF

Lease Term:
Negotiable

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Population

1 MILE

7,809

TOTAL POPULATION

58,544 135,470
3 MILES 5 MILES

46

AVERAGE AGE

42 41
3 MILES 5 MILES

1 Mile

44

AVERAGE AGE (MALE)

41 40
3 MILES 5 MILES

48

AVERAGE AGE (FEMALE)

43 42
3 MILES 5 MILES

Households and Income

1 MILE

3,085

TOTAL HOUSEHOLDS

24,065 57,024
3 MILES 5 MILES

2.5

OF PERSONS PER HH

2.4 2.4
3 MILES 5 MILES

1 Mile

\$74,919

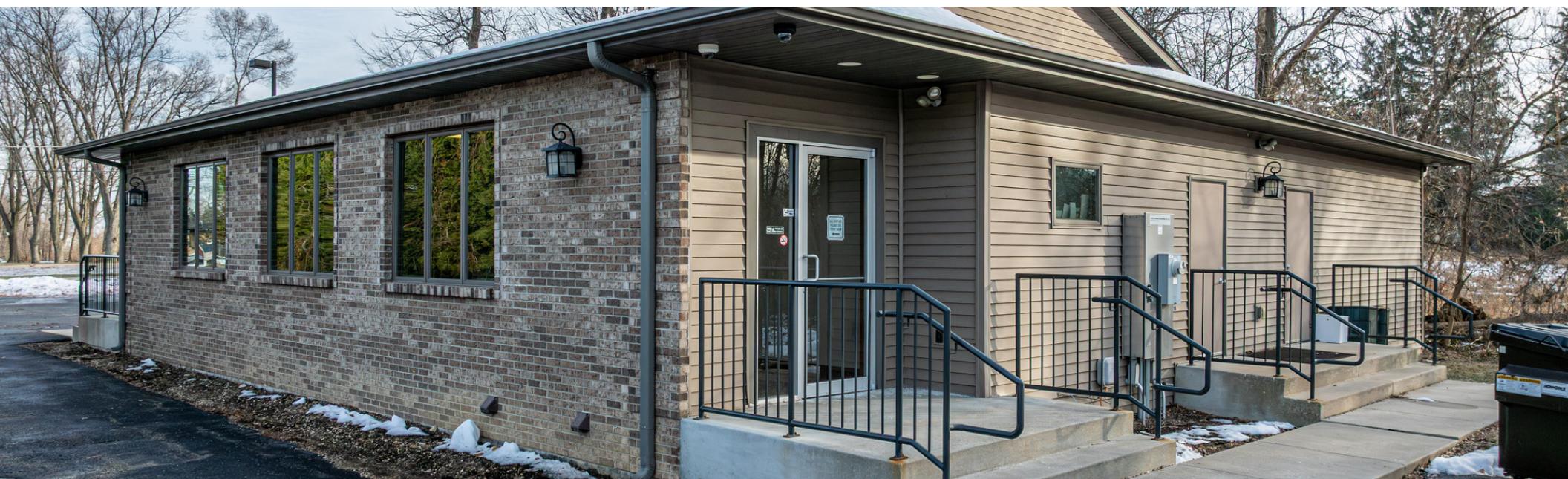
AVERAGE HH INCOME

\$84,468 \$80,145
3 MILES 5 MILES

\$177,088

AVERAGE HOUSE VALUE

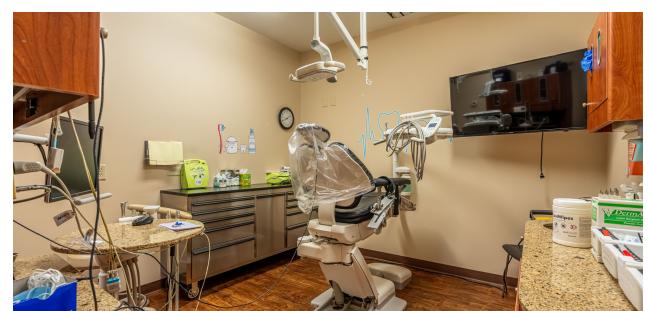
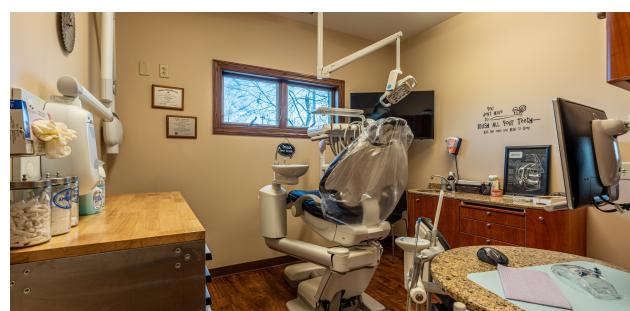
\$172,640 \$166,073
3 MILES 5 MILES



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ADDITIONAL PHOTOS



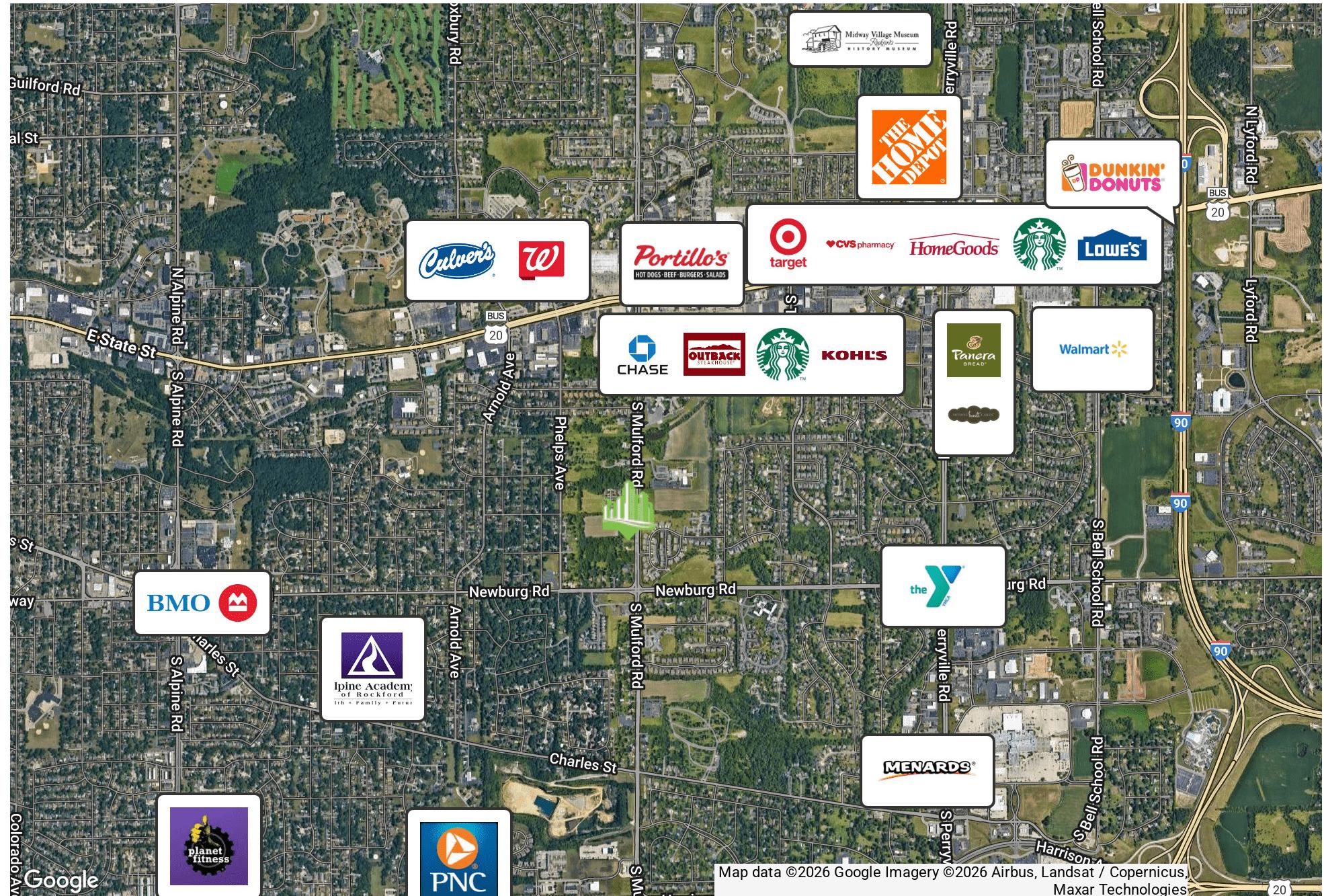


Total: 2,632 sq. ft

1107 S Mulford Rd

Rockford, IL

RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies