



280 N Phelps Ave, Rockford, IL 61108

\$7/SF/YR

\$0.58/SF/MO

Unit B + Garage + Office

Retail | 1 space available | 2,503 sq. ft.



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Listing Added: 05/06/2025

Listing Updated: 06/28/2025

Building Details

Property Type	Retail, Office	Subtype	Executive Office, Garage
Tenancy	Multiple	Total Building SQFT	10,000
Vacant SQFT	2,500	Class	C
Year Built	1995	Stories	1
Ceiling Height	11	Taxes (cost per SQFT)	\$1.80
Total Parking Spaces	30	Cross Street	East State St
Zoning	C4		

Building Description

Prime Commercial Space for Lease in Rockford, IL!

Conveniently situated at 280 North Phelps Ave., right behind Culver's on East State Street, this high-traffic area is surrounded by popular establishments like Portillo's, Starbucks, Ollie's, Walgreens, and more.

Located near East State Street and Mulford Ave., these versatile spaces are perfect for retail, office, auto, beauty, yoga, fitness, or other businesses with great exposure to foot and car traffic.

Bright spaces with natural sunlight, ample parking, HVAC, Private rooms, bathrooms, and storage. Flexible layouts and lease terms.

24-hour management and security.

Building Highlights

- Commercial space available for lease. Located at 280 North Phelps Ave. Great location located just behind Culver's Restaurant on East State Street.
- Large storefront / showroom with attached garage & private bathroom.
- Ideal for retail, auto, beauty, yoga, fitness, wholesale, daycare, etc.
- Flexible Layouts.
- 24 hour management and security.
- Neighbors include businesses such as Drive-Right School of Driving, Miss LeMasters School of Dance, Tiffany Lash, & Sun Spa.

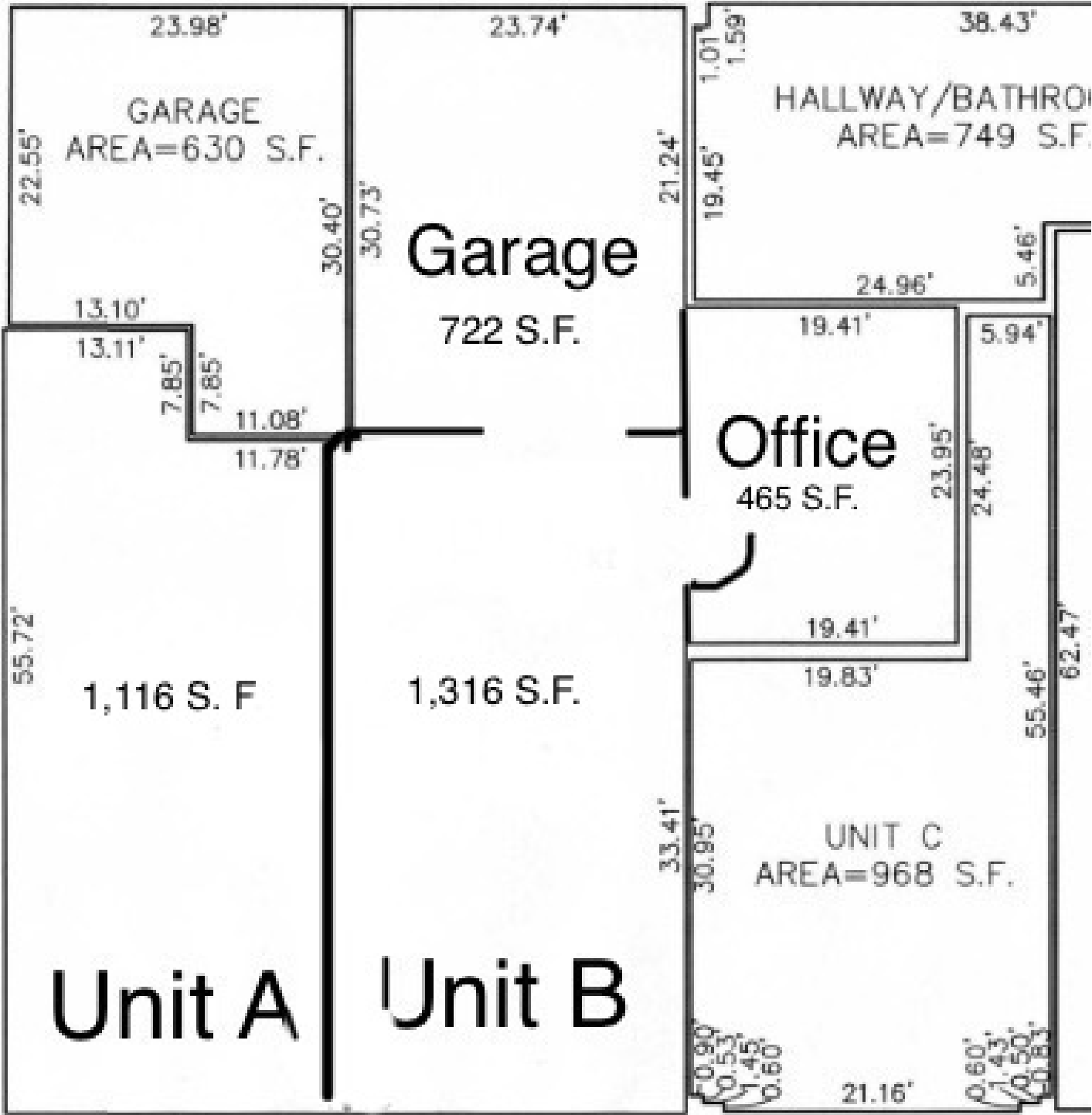
Building Location (1 Location)



Storefront+Garage+Office 280 N Phelps Details

Listing Type	Direct	Space Subtype	Executive Office
RSF	2,503 SF	USF	2,503 SF
Min Contiguous SF	1,000 SF	Max Contiguous SF	2,503 SF
Space Available	7/1/25	Parking	30
Rate (Per SF)	\$7 / SF / YR	Lease Type	NNN
Lease term	1-2 years	Total CAM (Per SF/YR)	\$2.5
Expense Rate (Per SF/YR)	\$2	Total Rate (Per SF/YR)	\$11.5
Total Monthly Rent	\$2,398.37	Days on Market	54 days

Storefront+Garage+Office 280 N Phelps Floorplan



Property Photos (10 photos)

