

# RESTAURANT SPACE AVAILABLE

2701 S ALPINE RD,  
ROCKFORD, IL 61109

**FOR LEASE | SALE - 3,345 SF**

**FOR MORE  
INFORMATION**

**Bharat Puri**

(815) 229-3000

Email: Leasing@  
firstmidwestgroup.com



## Property Information

<b>Building Size</b>	3,345 SF With Drive-Thru
<b>Lot Size</b>	0.63 Acres
<b>Parking</b>	35 Surface Stalls
<b>Signage</b>	Building and Pylon
<b>2023 Taxes</b>	\$14,358

## Demographics

	<b>Population</b>	<b>Average Household Income</b>	<b>Businesses</b>
1 Mile:	10,416	\$65,737	345
3 Miles:	69,726	\$81,170	2,399
5 Miles:	136,339	\$85,640	4,953

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6801 Spring Creek Road, Rockford, IL 61114

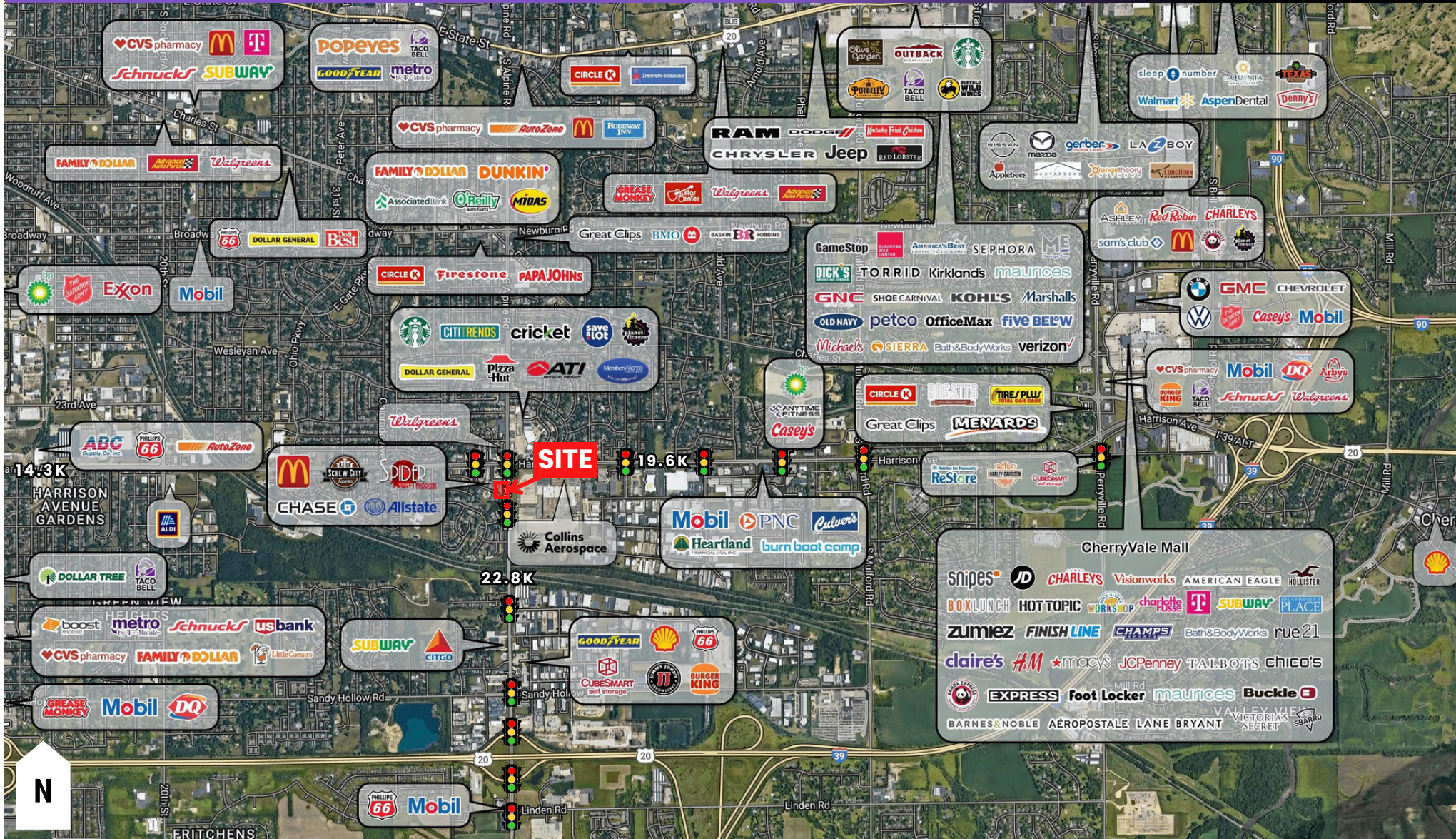


First Midwest Group



AERIAL | 2701 S ALPINE ROAD, ROCKFORD, IL 61109

# SUPERIOR VISIBILITY FROM S ALPINE

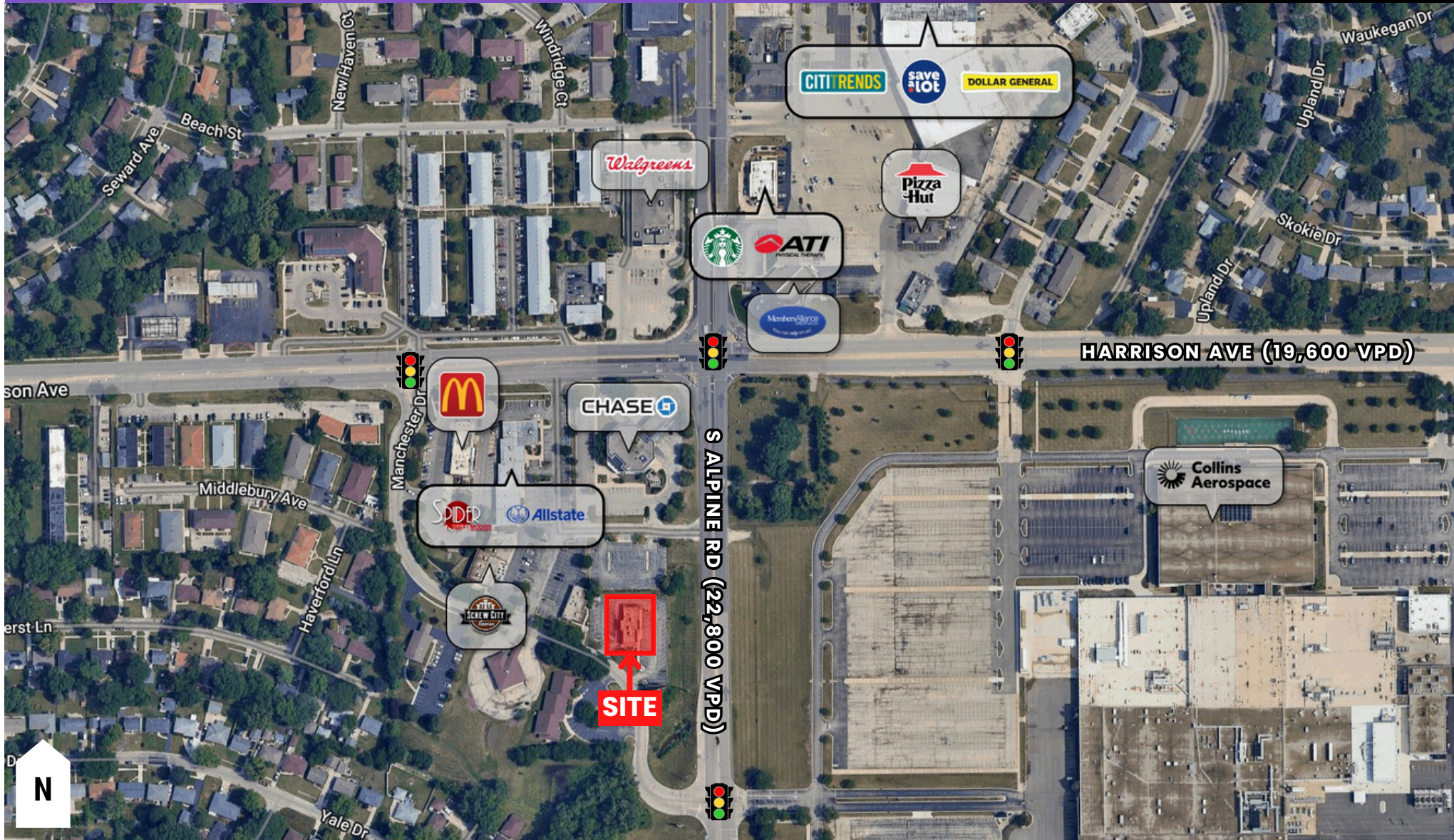


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# SITE SURVEY | 2701 S ALPINE ROAD, ROCKFORD, IL 61109

## SUPERIOR VISIBILITY ON S APLINE RD



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