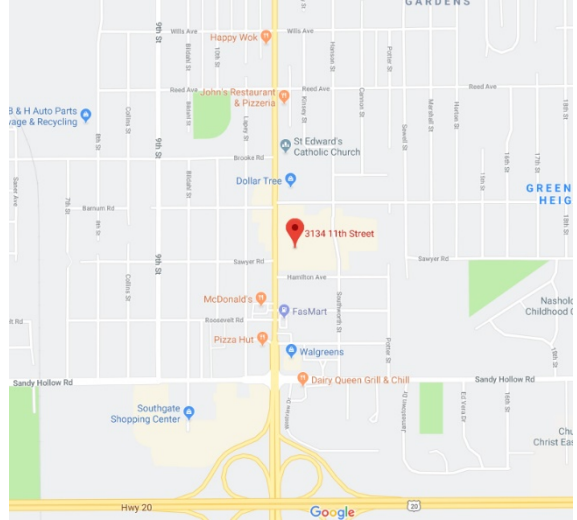


11th Street Plaza

3134 11th St., Rockford, IL 61109

AVAILABLE FOR LEASE



AVAILABLE

Available SF: 30,000 SF & 2,270 SF
 Lease Rate: CALL
 Lease Type: NNN

PROPERTY HIGHLIGHTS

- Up to 30,000 SF available (Divisible)
- Grocery anchored center
- Low Winnebago county real estate taxes
- Signage opportunities with high visibility
- Co-tenants include: Schnucks, CVS, and Family Dollar
- Ample parking and multiple access points
- Professionally managed
- Anchor and end cap available

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	7,640	62,995	133,669
Avg HH Income:	\$36,009	\$40,144	\$44,196
Age:	36.1	35.2	37.0

TRAFFIC

	11 th St	Sandy Hollow Rd
Vehicles Per Day:	14,500	10,050

CO-TENANTS INCLUDE



Tom Eilers & Saar Schnitman
Leasing@caprockre.com
 (312) 257-3250

CapRockRE.com
 79 W. Monroe Suite 905
 Chicago, IL 60603

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