

# PERRYVILLE COMMONS

713-751 S PERRYVILLE ROAD  
ROCKFORD, IL 61107

**FOR LEASE: 1,360-3,568 SF**



## Property Information

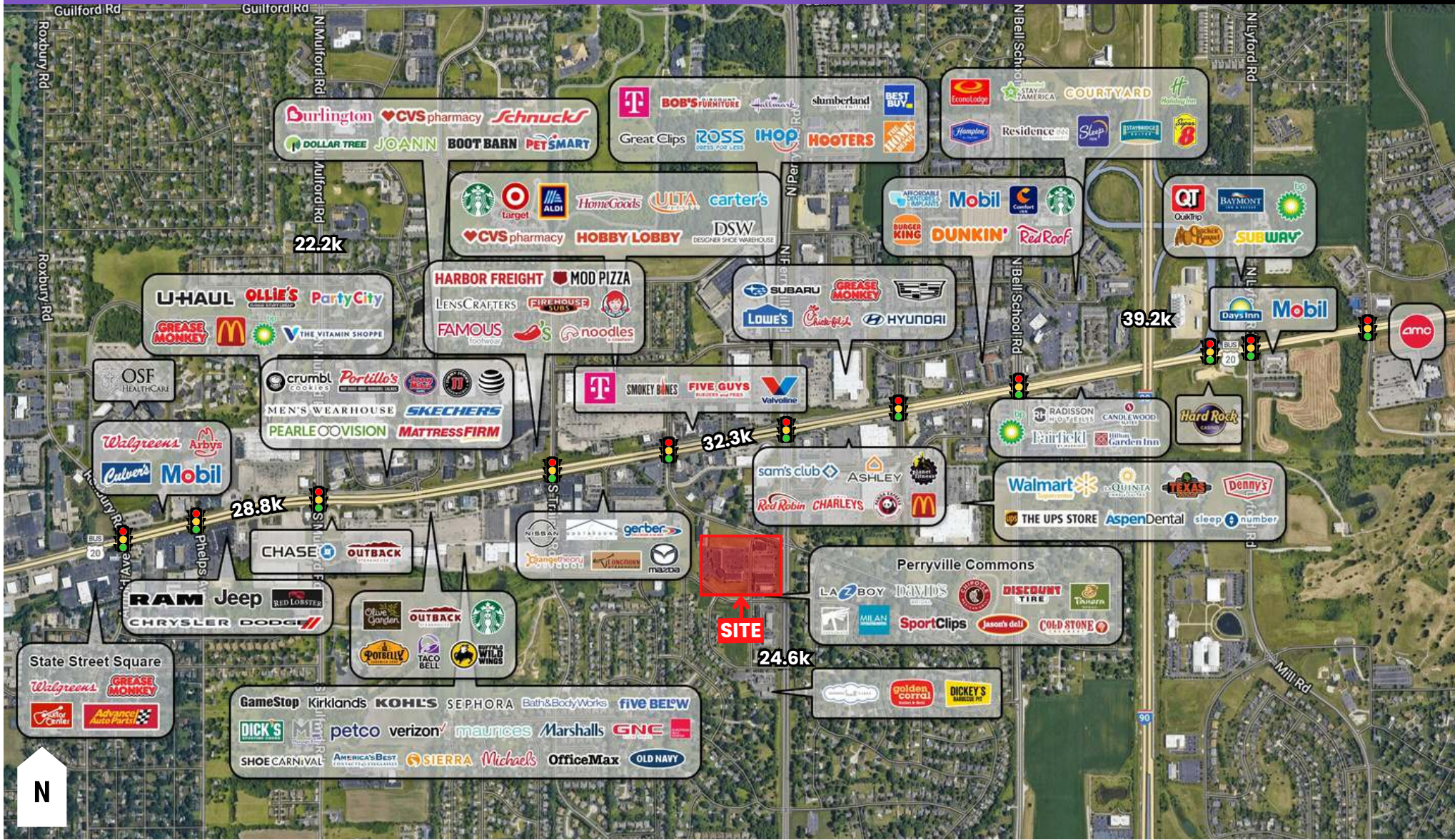
- Located in the Heart of Rockford's Business & Shopping Corridor
- Superior Visibility along the Busiest Street in the Rockford Area
- High Traffic Area - Over 24,000 VPD Pass Through State Street and Perryville Road Intersection
- Located 1 Mile from I-90
- Building and Pylon Signage Available

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	5,366	\$117,458	509
3 Miles:	42,070	\$108,266	2,297
5 Miles:	116,360	\$102,195	4,270

# AERIAL | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

## HIGH TRAFFIC AREA - 24K VPD



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

# SITE SURVEY | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

## SUPERIOR VISIBILITY ON PERRYVILLE



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815-229-3000



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6801 Spring Creek Road, Rockford, IL 61114



# SITE SURVEY | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

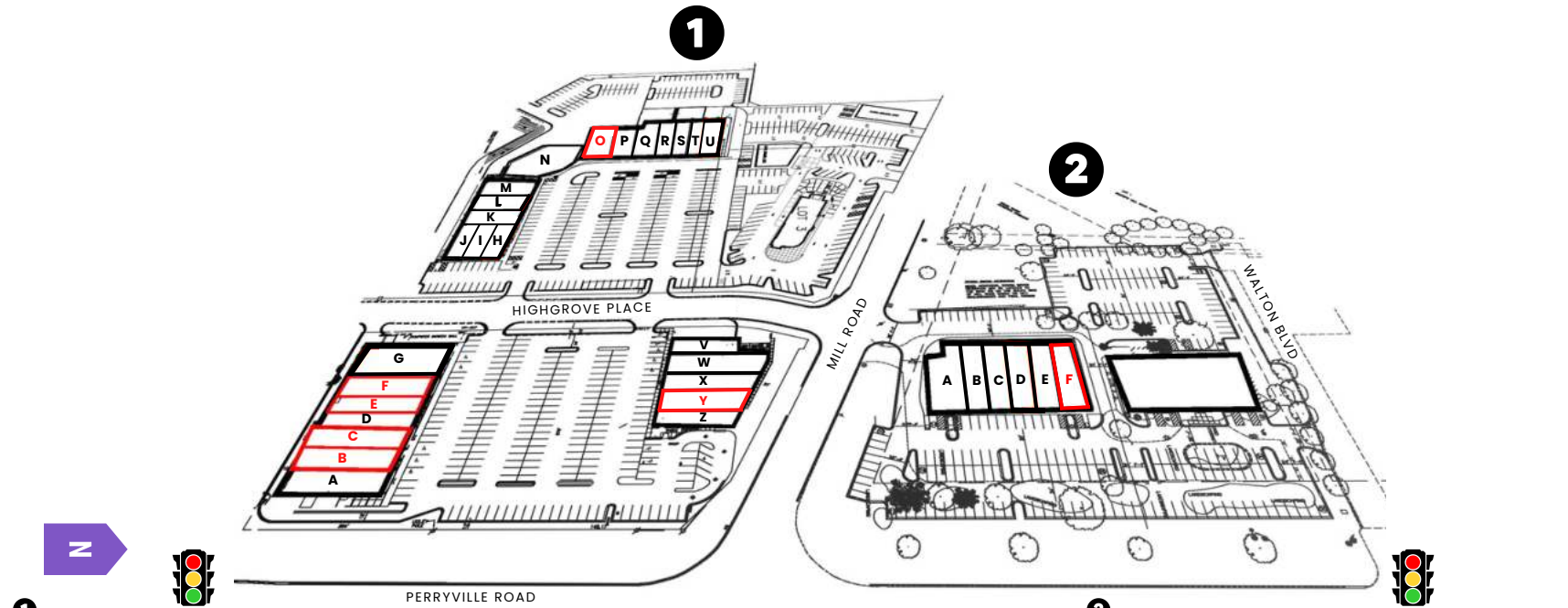
## SITUATED BY TRAFFIC SIGNALS



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# SITE PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

## EXISTING SITE PLAN



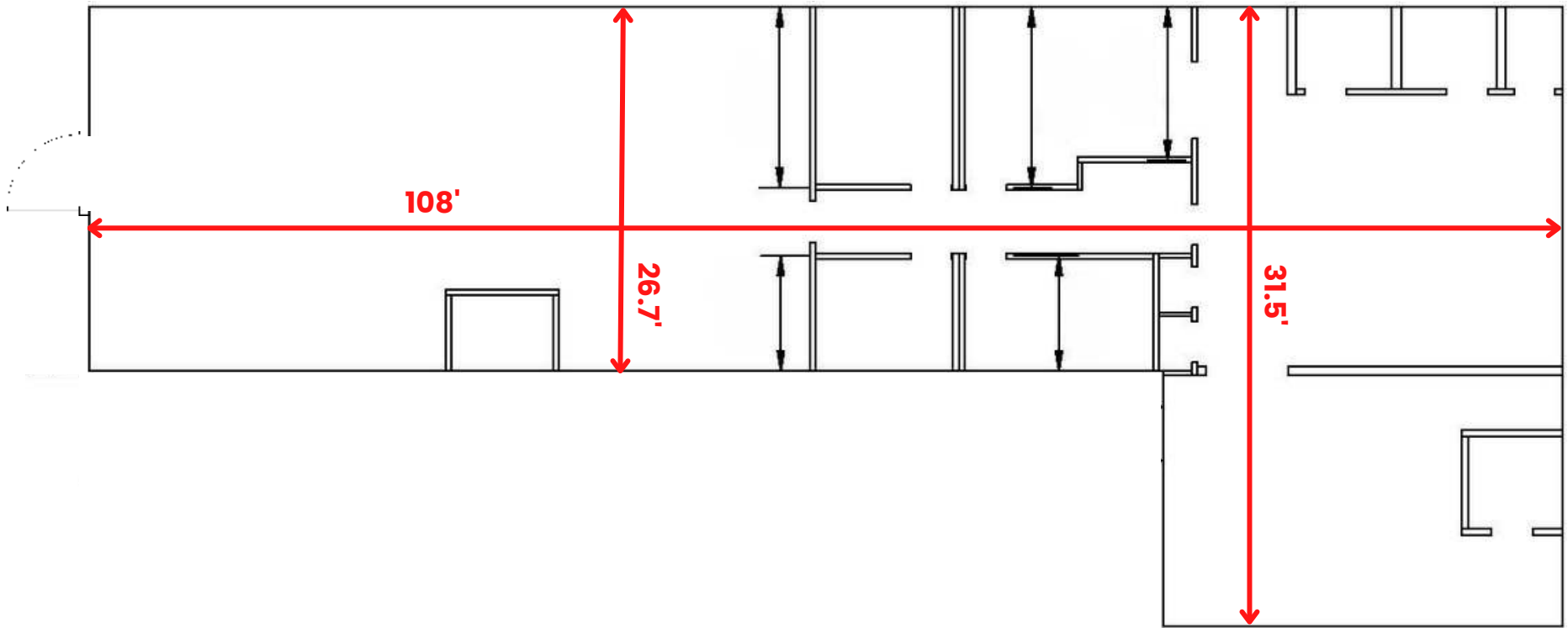
1				2				2			
UNIT	TENANT	SF	DIMENSIONS	UNIT	TENANT	SF	DIMENSIONS	UNIT	TENANT	SF	DIMENSIONS
A	Chipotle	-	-	N	Cosmetology & Spa	-	-	A	Jason's Deli	-	-
B	Available	3,568 SF	31.5' x 108'	O	Available	1,360 SF	15.1' x 90'	B	Eyewear Express	-	-
C	Available	1,550 SF	19.5' x 78'	P	Quest Diagnostics	-	-	C	SportClips	-	-
D	UBreakIFix	-	-	Q	Fiesta Cancun	-	-	D	Warhammer	-	-
E	Available	1,590 SF	14.5' x 108"	R	Cosmo Prof	-	-	E	Lush Nail Bar	-	-
F	Available	2,254 SF	20' x 108'	S	AF Career Center	-	-	F	Available	2,000 SF	21' x 95'
G	David's Bridal	-	-	T	Mariner Finance	-	-				
H	Almoka Coffee House	-	-	U	Ryusei Ramen & Izakaya	-	-				
I	Milan Laser Removal	-	-	V	Cold Stone Creamery	-	-				
J	Countryside Meats	-	-	W	Spider Sushi Bar	-	-				
K	Phillip's Nails	-	-	X	Wild Birds Unlimited	-	-				
L	Orthollinois	-	-	Y	Available	1,918 SF	16.11' x 114'				
M	Thai Hut	-	-	Z	Panera	-	-				

FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107  
**FLOOR PLAN - SUITE 747: 3,568 SF**

**APPROX.  
3,568 SF**



**CLICK TO VIEW  
VIRTUAL TOUR**



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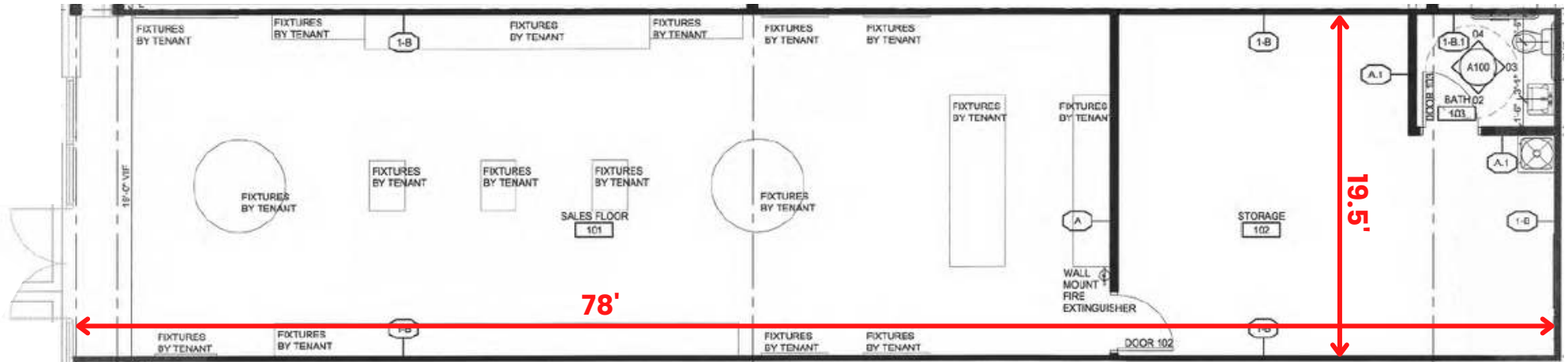


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# FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

## FLOOR PLAN - SUITE 741: 1,550 SF

**APPROX.  
1,550 SF**



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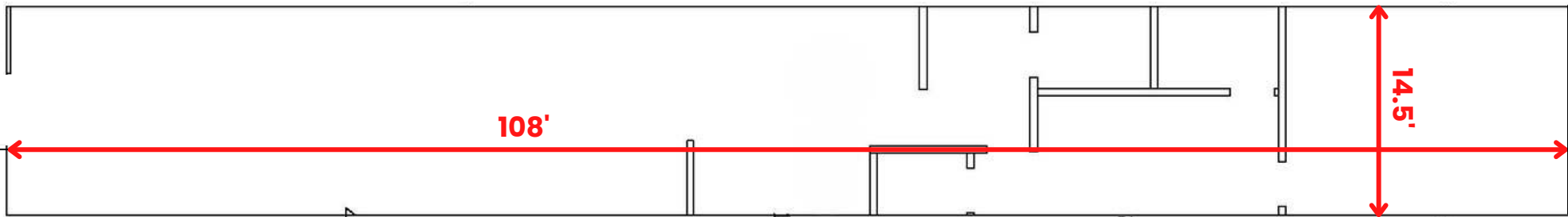
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107  
**FLOOR PLAN - SUITE 731: 1,590 SF**

**APPROX.  
1,590 SF**



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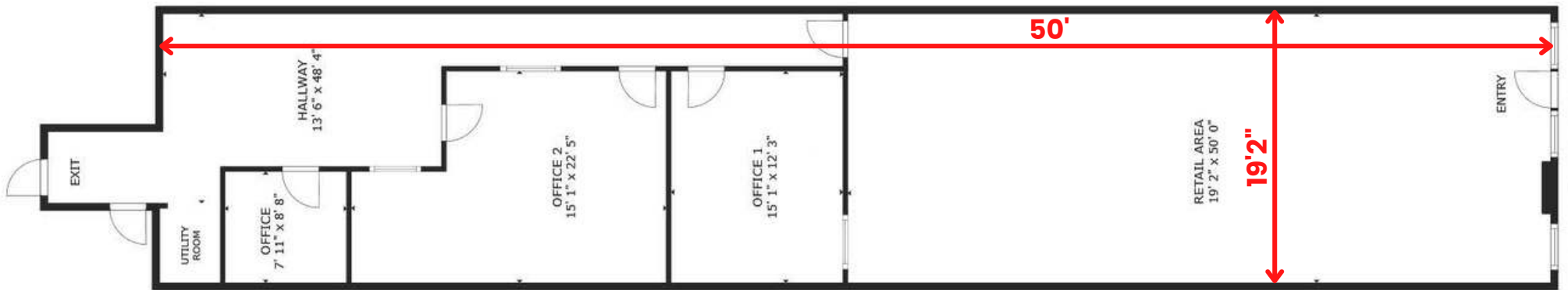
# FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

## FLOOR PLAN - SUITE 721: 2,254 SF

**APPROX.  
2,254 SF**



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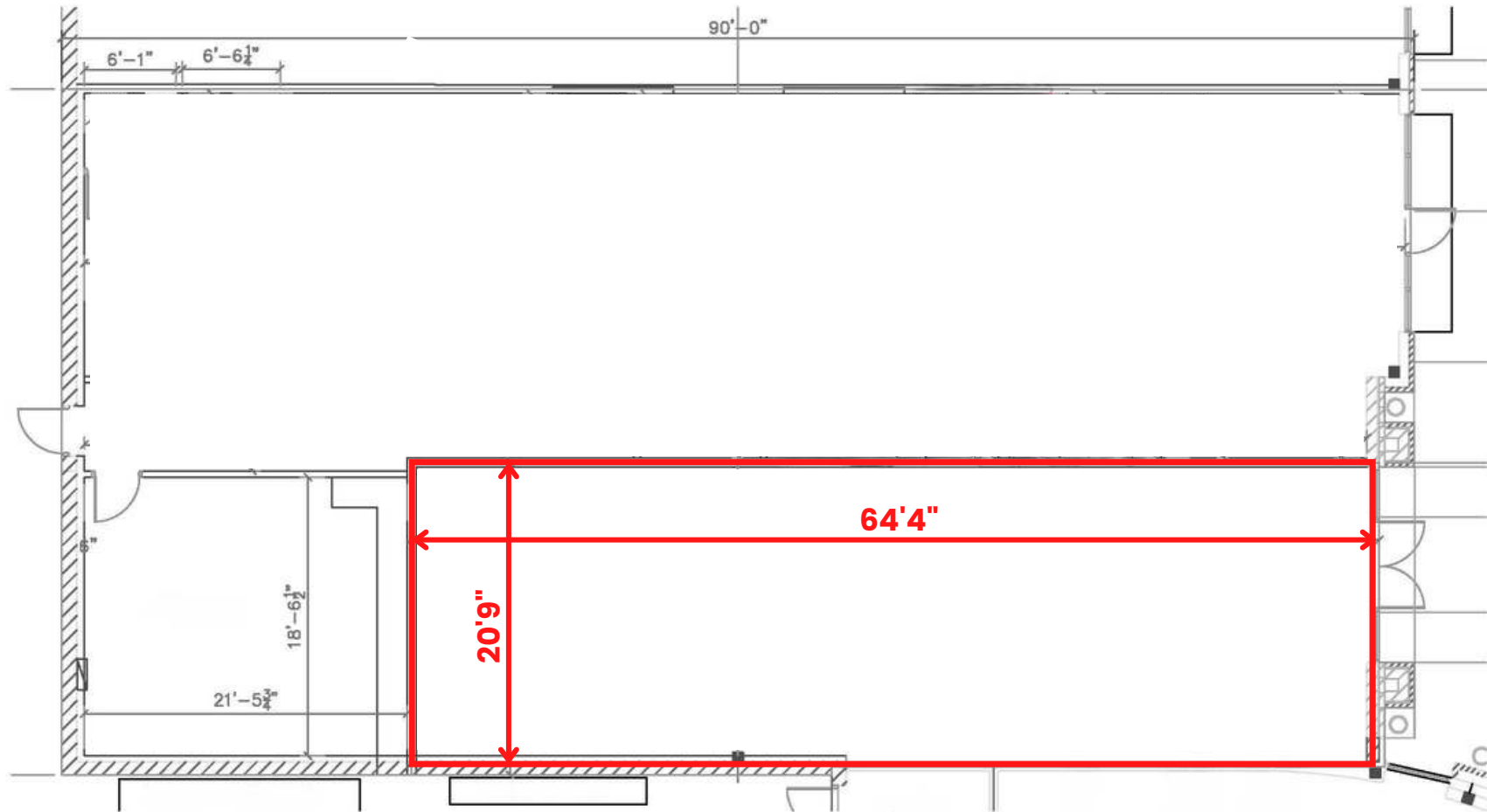
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107  
**FLOOR PLAN - SUITE 645: 1,360 SF**

**APPROX.  
1,360 SF**



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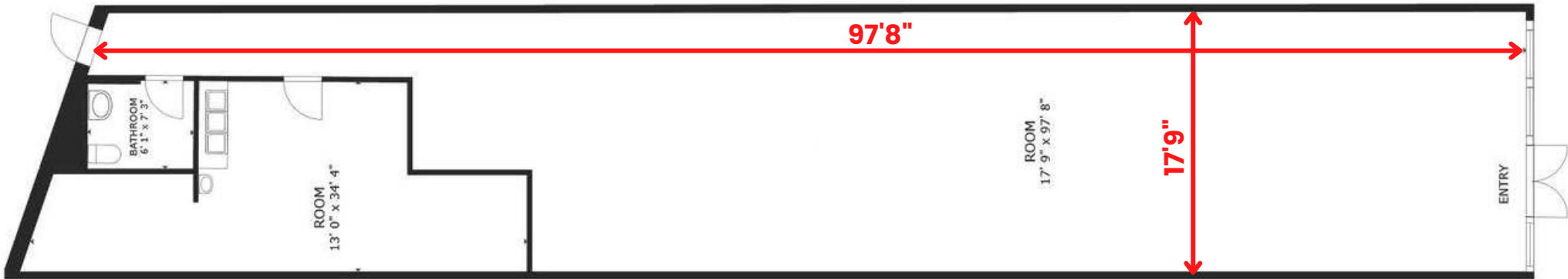
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107  
**FLOOR PLAN - SUITE 621: 1,918 SF**

**APPROX.  
1,918 SF**



**CLICK TO VIEW  
VIRTUAL TOUR**



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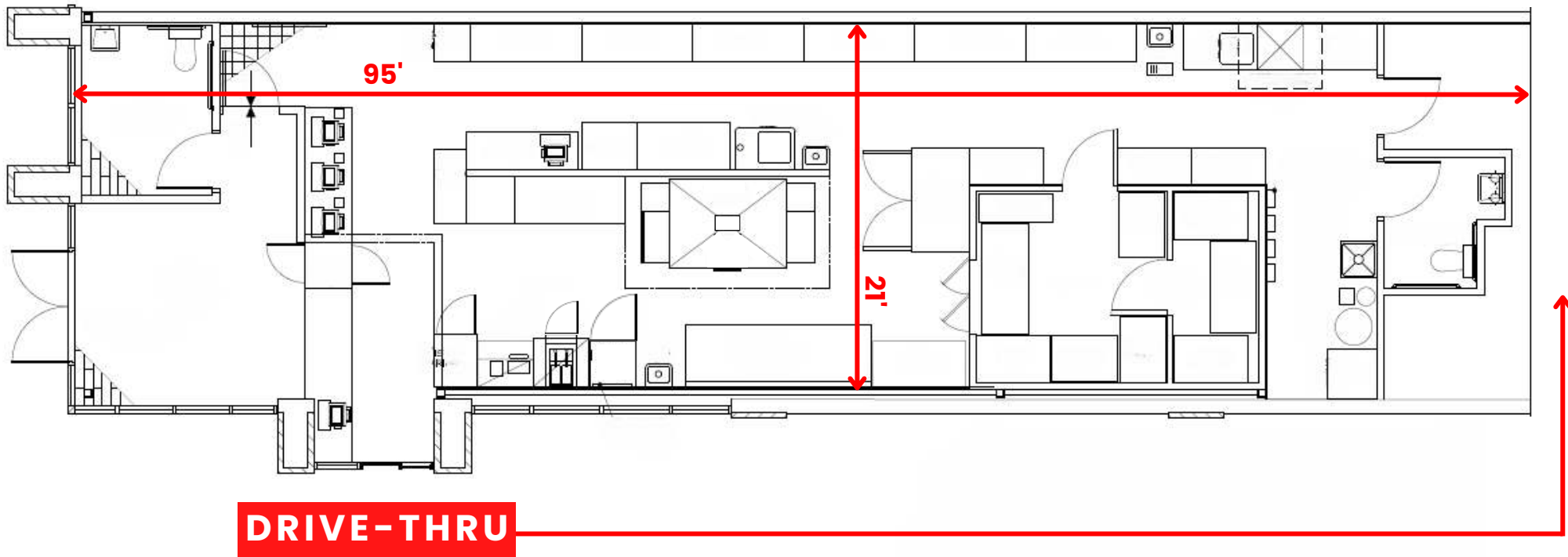
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107  
**FLOOR PLAN - SUITE 575: 2,000 SF**

**APPROX.  
2,000 SF**



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