



Rockford, IL

SEC Riverside & Central



Riverside Blvd

SITE

4,500 VPD

9,300 VPD

Central Ave

15,000 VPD

Main St

12,000 VPD

Rock River

Route 2

Route 70

Wesley Willows
An extraordinary senior living experience

FARMERS INSURANCE

MISS JILL

Swift Wash

Walmart Supercenter

DOLLAR TREE

FIFTH THIRD BANK

Arbys

MURPHY

Great Clips

Sprint

McDonald's

CVS pharmacy

Pizza-hut

BURGER KING

DOLLAR GENERAL

SUBWAY

CHASE

Chicago Rubber and Seal, Inc.

FL

M. ADAMS EQUIPMENT CO.

FIRST QUALITY Collision Center

Rockford Medical District

SEC Riverside & Central



MISS JILL



Central Ave

15,000 VPD



MURPHY



Riverside Blvd

Site



9,300 VPD

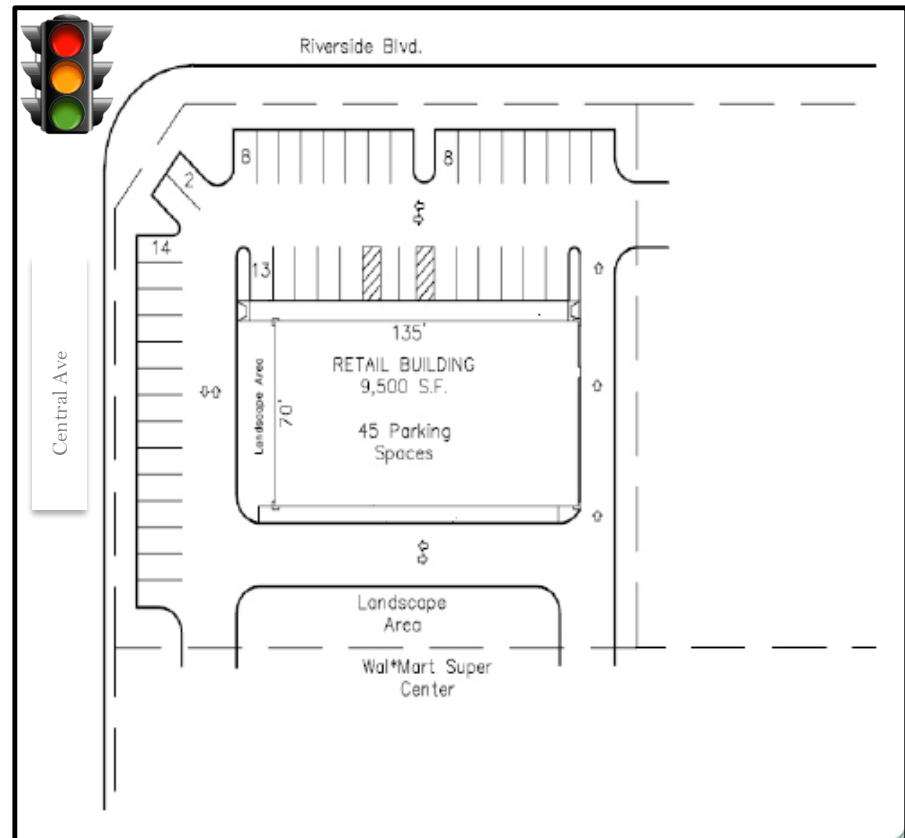


SEC Riverside & Central

Site Benefits

- **1.08 Acre site at Hard Corner Signalized Intersection.**
- **Outlot to Walmart Supercenter & adjacent to Fifth Third Bank.**
- **Site ideal for QSR, Casual Theme Restaurant, Mattress Store, Cell Phone Provider.**
- **Easiest retail location accessible from independent senior living facility Wesley Willows.**

*Potential layout shown





SEC Riverside & Central

Market Summary

- Walmart is dominant destination in Northwestern Rockford.
- Perfect location to service growing residential population & Wesley Willows senior living facility
- Local retail includes: Walmart Supercenter, Murphy's USA, Fifth Third Bank, Sprint, Arby's, GameStop, Great Clips.

Contact Information

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Demographics	3-mile	5-mile
Population	49,054	120,546
Avg. HHI	\$46,535	\$52,657