

# PRIME RETAIL AVAILABLE

3001-3061 N PERRYVILLE ROAD,  
ROCKFORD, IL 61114

**FOR LEASE: 1,008-1,745 SF**



## Property Information

- Ample parking with easy access to the community strip center
- Located in the heart of Rockford's Business Corridor; Area retailers & attractions include Starbucks, Woodman's, Pancho's, Jimmy John's, Aldeen Golf Club, and More
- Superior Visibility along one of the busiest streets in Rockford, IL
- Located 2 Miles from I-90
- Building & Pylon Signage Available

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,488	\$164,224	267
3 Miles:	40,466	\$122,915	2,002
5 Miles:	110,299	\$113,278	4,346



# AERIAL | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

## HIGH TRAFFIC AREA - 22K VPD

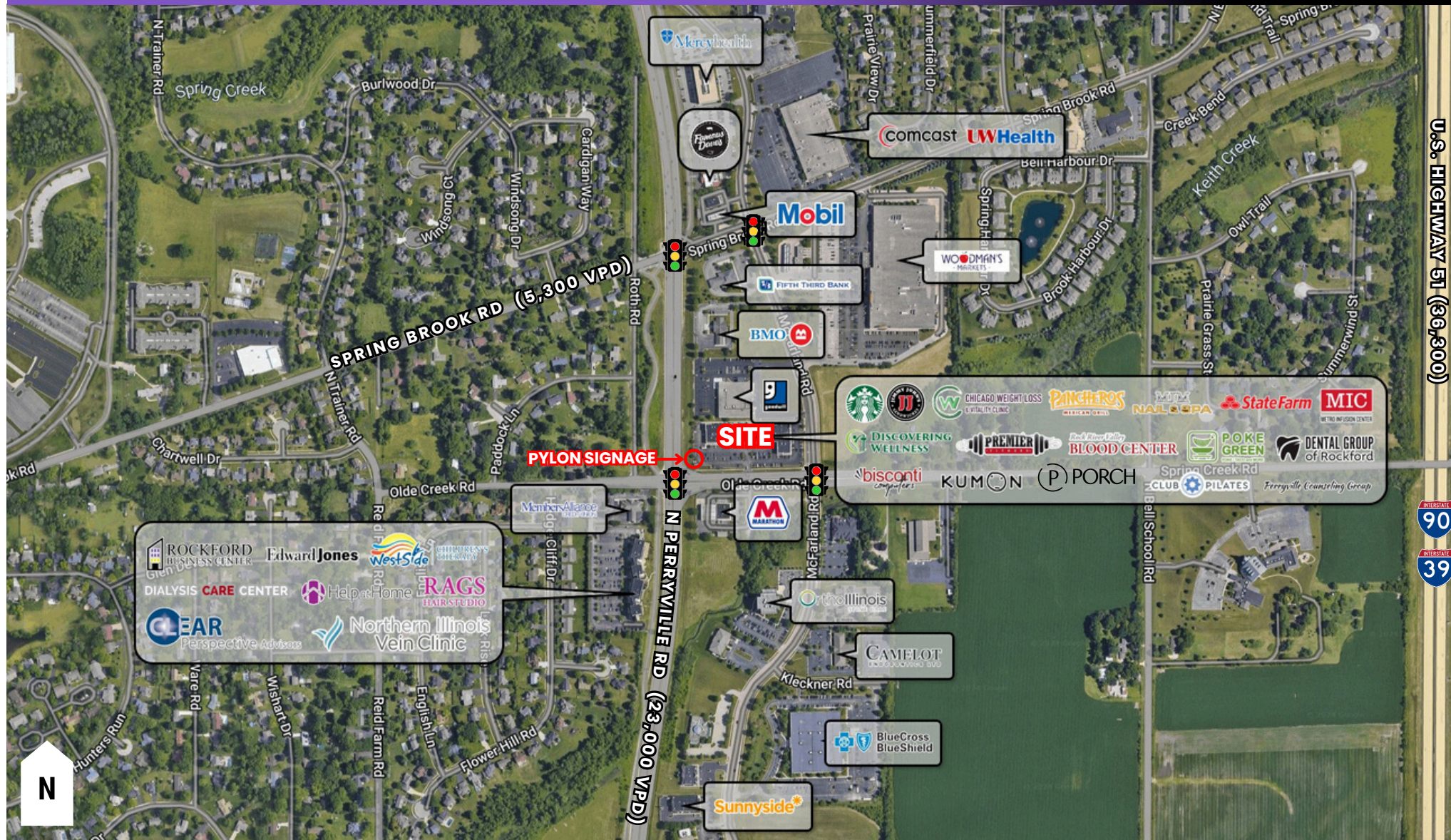


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# SITE SURVEY | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

## SUPERIOR VISIBILITY ON BUSY STREET



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leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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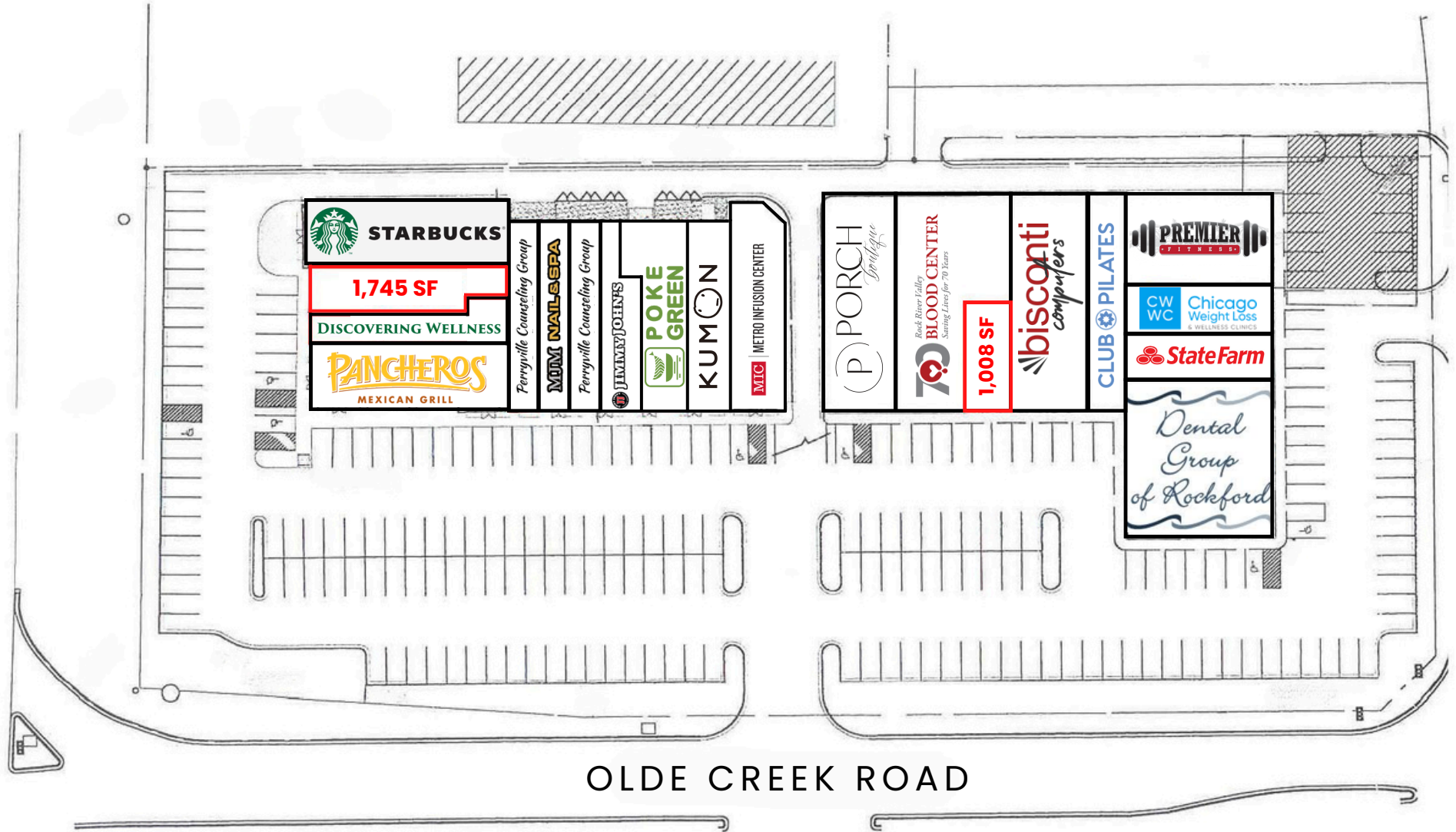


# SITE PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

## CURRENT SITE PLAN

PERRYVILLE ROAD

N



OLDE CREEK ROAD



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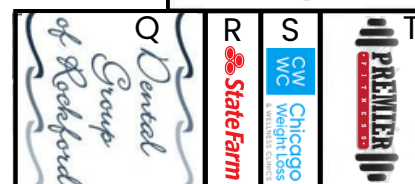
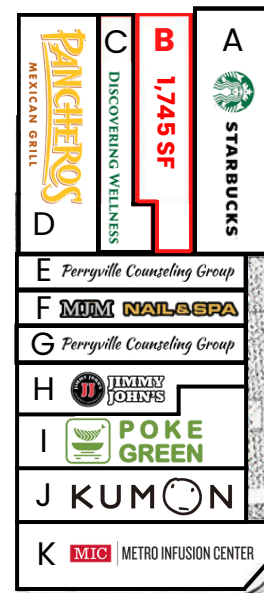


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# SITE PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

## CURRENT AVAILABILITY

UNIT	TENANT	SF	DIMENSIONS
A	Starbucks	-	-
B	Available	1,745 SF	19.6' x 87.8'
C	Discovering Wellness	-	-
D	Pancheros	-	-
E	Perryville Counseling Group	-	-
F	MJM Nails & Spa	-	-
G	Perryville Counseling Group	-	-
H	Jimmy John's	-	-
I	Poké Green	-	-
J	Kumon	-	-
K	MIC	-	-
L	Porch	-	-
M	RRV Blood Center	-	-
N	Available	1,008 SF	18' x 55.7'
O	Bisconti Computers	-	-
P	Club Pilates	-	-
Q	Dental Group	-	-
R	State Farm	-	-
S	CWWC	-	-
T	Premier Fitness	-	-



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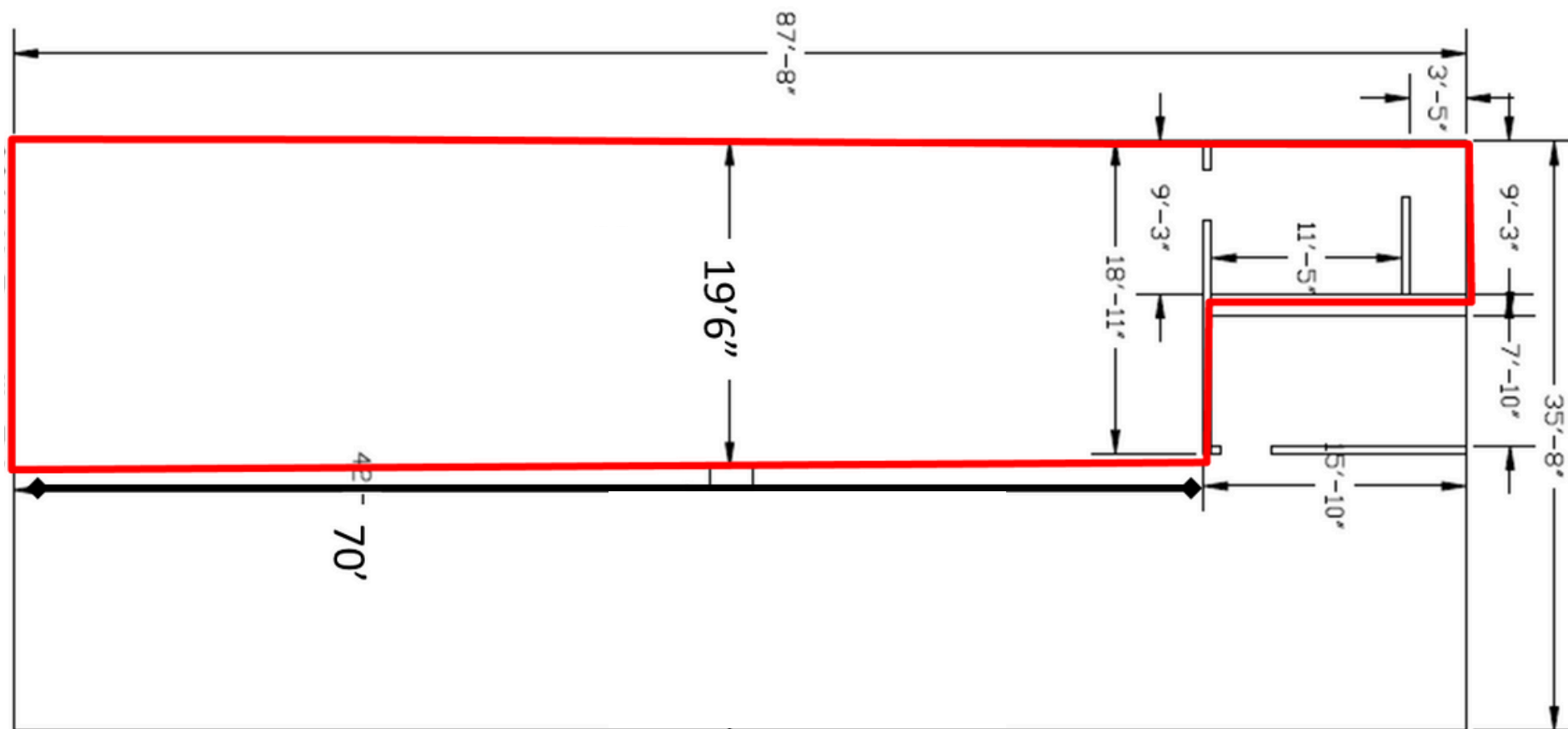


FLOOR PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114  
**SUITE 3007: SHELL SPACE - 1,745 SF**

**APPROX.  
1,745 SF**



**CLICK TO VIEW  
VIRTUAL TOUR**



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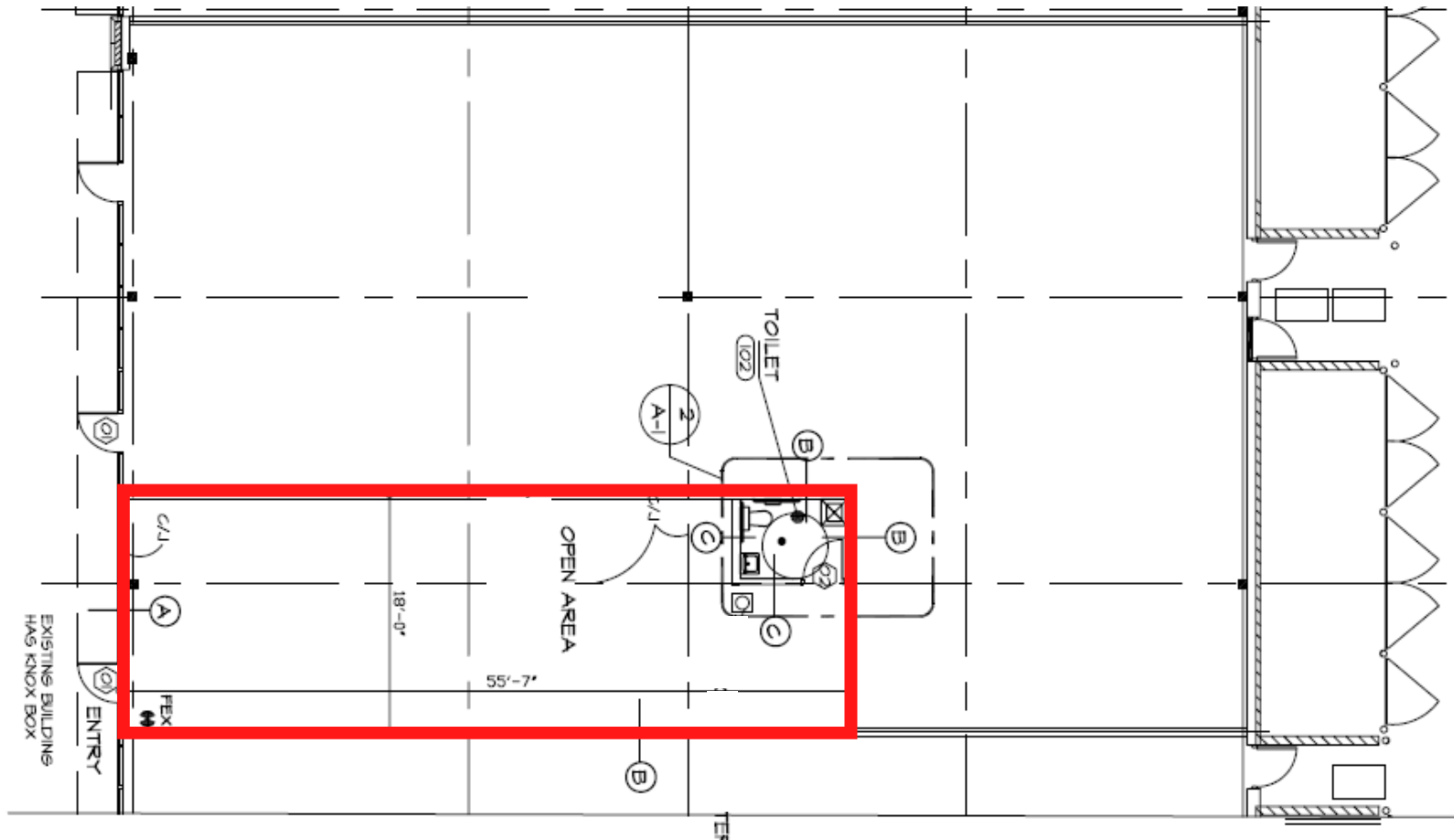
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FLOOR PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114  
**SUITE 113: RETAIL SPACE - 1,008 SF**

**APPROX.  
1,008 SF**



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