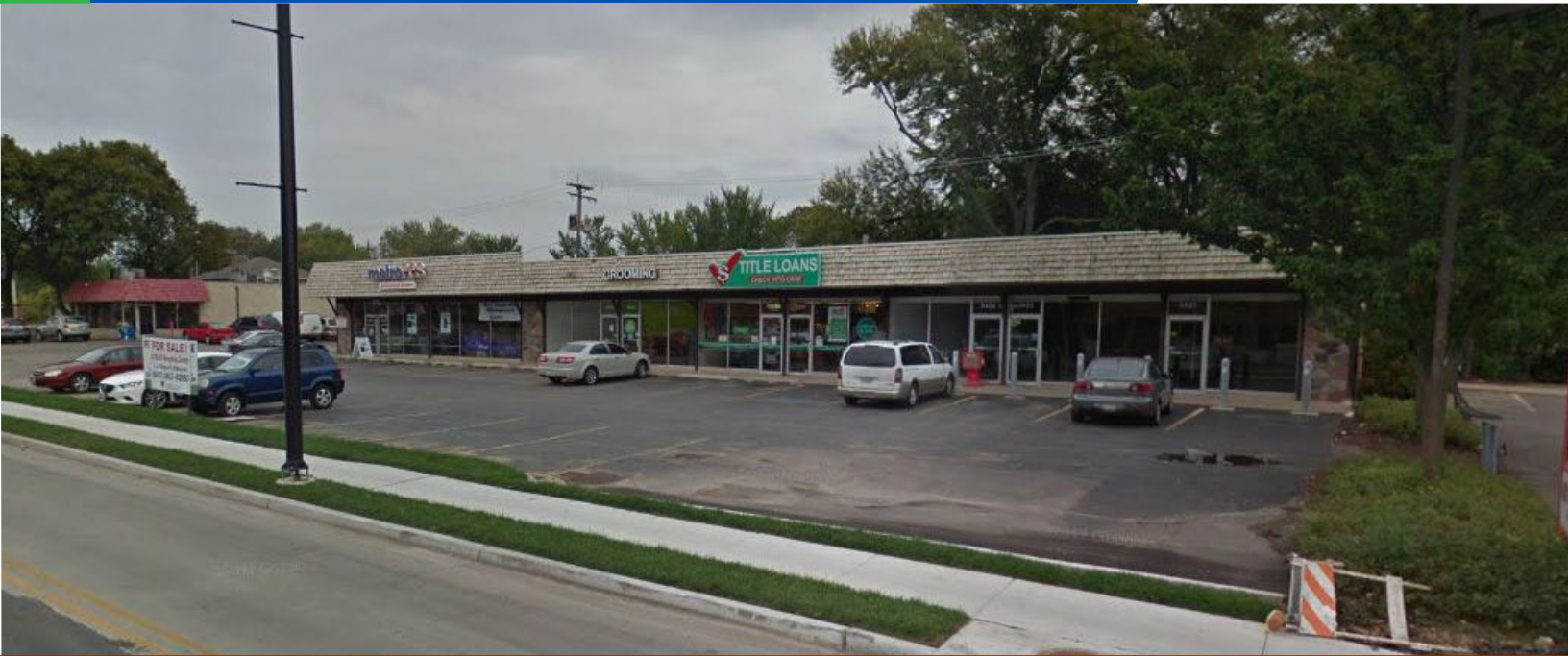


FOR SALE & LEASE

RETAIL



3431-3445 N Main St, Rockford, IL 61103

MAIN STREET STRIP CENTER

Property Information

BUILDING SIZE

8,786 SF

AVAILABLE SPACE

840-3,000 SF

HIGHLIGHTS

- Value-add property
- Ample on-site parking
- C-2 zoning

LEASE RATE

\$8.00 PSF, NNN

SALE PRICE

\$425,000

DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
Population	10,757	74,889	164,036
Total # of Households	4,372	30,668	65,074
Avg. Household Income	\$50,042	\$55,777	\$58,963



William E Mears, CCIM, SIOR
Managing Broker
608-314-8251
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McGUIREMEARS.COM

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Janesville, WI 53546
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FOR SALE & LEASE

RETAIL

RENT ROLL

SUITE	TENANT	SF	EXPIRATION	RENT PSF	ANNUAL RENT	LEASE TYPE
3431	Future Tenant	2,633		\$7.00	\$18,431	NNN
3437	Check Into Cash	1,563	3/31/2019	\$11.02	\$17,220	NNN
3441	Kelli's Grooming	750	1/31/2021	\$12.72	\$9,540	NNN
3443	Future Tenant	840		\$7.00	\$5,880	NNN
3445	Future Tenant	3,000		\$7.00	\$21,000	NNN

PROFORMA NET OPERATING INCOME (NOI): \$72,071

