



6785 Weaver Rd, Rockford, Illinois 61114

PROPERTY HIGHLIGHTS

- **NEW OWNER**
- **EASY INGRESS AND EGRESS**
- **WELL MAINTAINED**
- **HIGH OCCUPANCY**
- **GREAT OWNERSHIP**
- **FLEXIBLE DEAL TERMS**

PROPERTY DESCRIPTION

Well positioned office building with historically high occupancy. Has one unit remaining. Located at the intersection of Riverside and Perryville, this office building allows for quick access in all directions and is only 1 mile from I-90/I-39.

TRAFFIC COUNTS

E. Riverside Blvd. - 23,100 VPD
N. Perryville Rd. - 21,800 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,590	36,595	102,041
Households	2,367	14,915	41,030
Avg. HHI	\$74,932	\$69,413	\$58,151

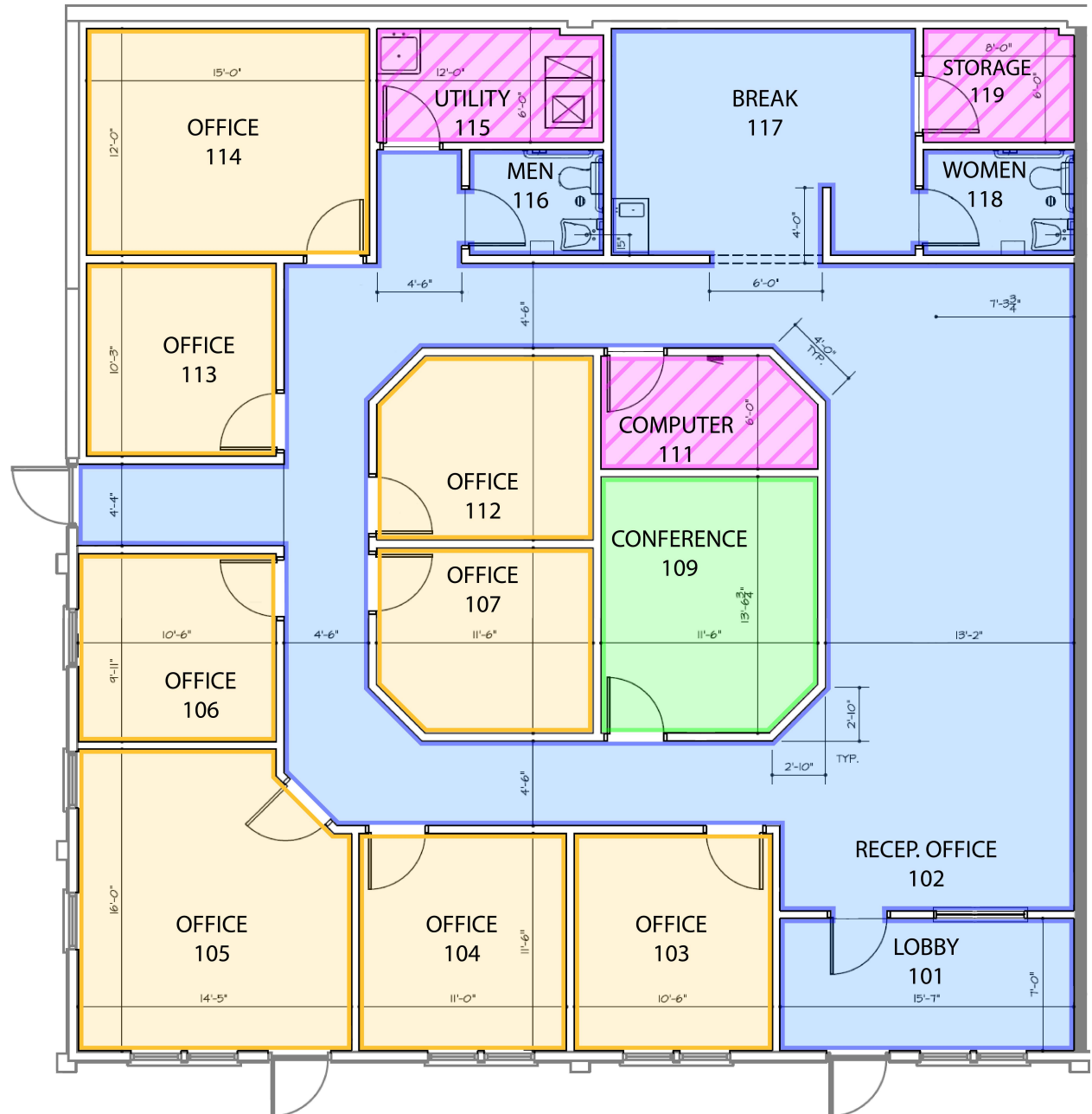
6785 Weaver Rd.
Rockford, Illinois 61114

For Lease 104 -
570± SF



- = Office Space
- = Common Area
- = Ownership Area
- = Scheduled Usage

ROOM	SQ. FT. ±
OFFICE 103	110
OFFICE 104	127
OFFICE 105	224
OFFICE 106	104
OFFICE 107	110
CONFERENCE 109	151
OFFICE 112	110
OFFICE 113	107
OFFICE 114	180



6785 Weaver Rd.

Rockford, Illinois 61114

For Lease

104 -
570± SF

Type: Office Building

Address: 6785 Weaver Rd.
Rockford, IL 61114

County: Winnebago

Sizes Available: Unit 1D & 1E 104 - 570± SF

Parcel Size: 39,601± SF or .91± Acres

Parking: 46 Spaces 2 HC Spaces

Heat: GFA

Gross: Negotiable

Tax ID/Parcel #: 12-03-428-002

Taxes (2017): \$25,235.80

Zoning: C3

VPD: E. Riverside Blvd. - 23,100 VPD
N. Perryville Rd. - 21,800 VPD

Village Contact: Karl Franzen
Karl.Franzen@Rockfordil.gov
(779) 348-7419

