

# 300-320 N ALPINE ROAD

Rockford, Illinois 61107

# 300 TO 8,657 ± SF

Available for Lease



## PROPERTY DESCRIPTION

The White House Plaza, Rockford, Illinois

Multi-level Retail/Office investment opportunity, recent renovations and new tenant mix.

Retail/Office investment opportunity recent renovations and new tenant mix.

## PROPERTY HIGHLIGHTS:

- + Hard corner, lighted intersection
- + Unobstructed visibility from Alpine Road
- + National shadow tenants
- + Excellent access to site
- + Recently renovated
- + Recent facade renovation
- + Income upside in lease up
- + Strong award winning local tenants

## TRAFFIC COUNTS:

- + Alpine Road: 26,700 vpd
- + E State Street: 26,200 vpd
- + Morsay Drive: 3,850 vpd

## AREA RETAILERS



	1 Mile	3 Miles	5 Miles	10 Miles
Population	7,940	85,608	190,453	274,755
Households	3,381	36,773	79,579	111,834
Avg. HHI	62,113	61,675	55,942	60,285
Daytime Employees	6,360	61,161	124,063	162,139

FOR MORE INFORMATION:

**MICHAEL M. WOLDMAN**

Vice President

(815) 739-6013 direct

mwoldman@lee-associates.com

801 N PERRYVILLE, SUITE 2

ROCKFORD, ILLINOIS 61107

MAIN | (815) 977-5544

FAX | (877) 618-1155

[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)



COMMERCIAL REAL ESTATE SERVICES

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UNIT	TENANT	SIZE	UNIT	TENANT	SF
300	The Mayo Store	2,100	320, #102	Renew U Salon	400
302	Luxe Nail Bar	2,100	320, # 103	Available	300
304	Available	2,061	320, #103A	Available	480
308	Mary's By Design	4,322	320, #104	Available	650
310	Roxy Carmichael	2,175	320, #104A	Available	1000
312, #104	Available	1,560	320, #105	Wright's Hearing Aid	1,100
312, #106	Tanhiti Sun Spa	1,368	320, #120	Quancor Marketing	7,950
314A	Available	1,350	320, #206	Interserve Computers	1,100
314B	The Parks Big & Tall	4,287	320, #208	Available	600
316	Studio 316	2,100	320, #210	Flipside Dj Service	954
318	Dotty's	2,100	320, #300	Available	8,657
320, #100	Healthy Habits	1,476			
320, #101	Available	400	USABLE		50,500

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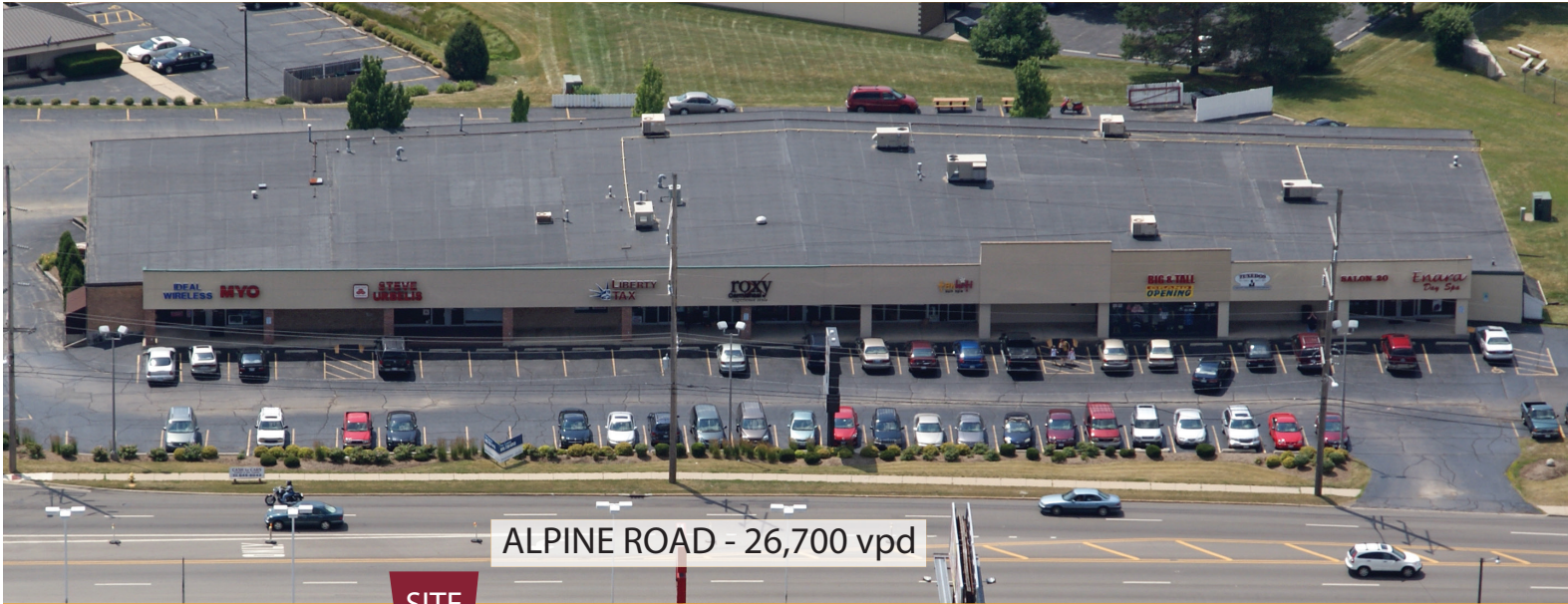
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## AERIAL





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## BUILDING SPECIFICATIONS:

Type:	Multi-level retail/office Investment
Address:	300-320 N Alpine Road, Rockford, IL 61107
County:	Winnebago
Usable SF:	50,500± SF
Rentable:	60,000± SF
Parcel Size:	2.29± acres
Space Available:	300-8,657± SF
Parking:	127 Spaces
Heat:	GFA
NNN:	\$4.13/SF 2013 Actual expenses
Tax ID/Parcel #:	12-20-379-008 12-20-370-007
Zoning:	C-2 Limited Commercial District
VPD:	Alpine Road: 26,000 vpd E State Street: 26,200 vpd
Rockford Economic Development:	Community Development: Todd Caqnoni   (779) 348-7424   tcaqnoni@rockfordil.gov
Comments:	The White House Plaza has many space configurations to meet your needs. With great visibility, The White House Plaza makes a great retail destination. FGflexible Landlords make my deal structure a possibility. BNRing your concepts!





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