

7616 Walton St., Rockford, IL

\$30.00/SF NNN



Property Highlights

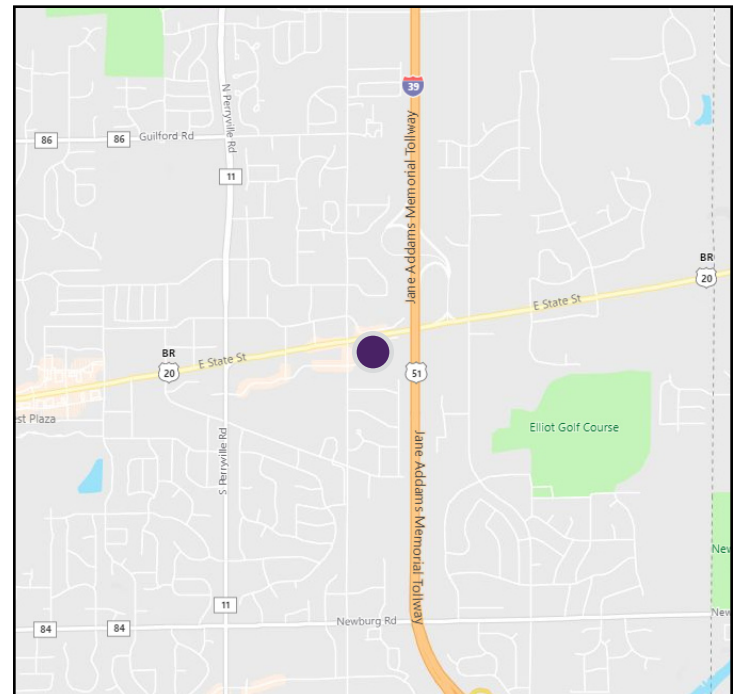
- 4,850 SF former restaurant
- Some FF&E included
- Built-out with large dining room, covered patio and U-shaped bar
- Commercial kitchen with black iron
- Built in 2017
- Close to State and Bell School
- Nearby businesses include Steak 'n Shake, Starbucks, Burger King, Denny's, several hotels and more
- Land Area: 1.59 acres
- Traffic Count: 30,600 on US 20
- Zoning: C3
- Est. CAM/Taxes: \$9.50/SF

Property Overview

A 4,850 square foot free-standing restaurant that was built in 2017 is available for lease. The space is built-out with a large dining room, a spacious covered patio and a U-shaped bar with an industrial feel. The property also features a commercial kitchen with black iron. Some FF&E are included in the lease. Close to State St and Bell School Rd. this building has good visibility from US 20 (Business). Nearby businesses include Starbucks, Steak 'n Shake, Burger King, Denny's and several hotels.

Rockford, the largest city in Illinois outside of the Chicago MSA, is located in the growing I-90 economic corridor. The city has a diverse economic base, with many businesses located along US 20/State St.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,808	31,468	101,135
Households	1,756	12,952	41,405
Median Income	\$64,819	\$67,696	\$58,531



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