

EAST BRIDGE RETAIL CENTER

Rockford, Illinois 61107

1,500 - 7,000±SF

Available for Lease



PROPERTY DESCRIPTION

SWC Perryville & Fincham Road, Rockford, Illinois. 1,500 - 7,000± SF available with special financing for multi-unit operators!

PROPERTY HIGHLIGHTS:

- + Two newly constructed buildings plus exterior remodel (2016) on existing buildings.
- + Great visibility on major Arterial.
- + Lighted intersection with LED sign.
- + Cross-promotion and tenant marketing available to new tenants!
- + Area co-tenants include: Lowe's, Home Depot, Best Buy, hhgregg, Wal-Mart, Sam's Club, Red Robin, Panera Bread, and Chipotle.
- + Minutes from Cherryvale Mall.
- + Special financing terms available.

TRAFFIC COUNTS:

- + Perryville Road: 25,900 vpd
- + East State Street: 32,800 vpd

CENTER TENANTS



	1 Mile	3 Miles	5 Miles
Population	5,016	40,556	114,236
Households	2,263	17,460	48,983
Avg. HHI	\$72,565	\$75,583	\$69,475
Daytime Employees	9,290	34,937	81,031



801 N PERRYVILLE, SUITE 2
ROCKFORD, ILLINOIS 61107
MAIN | (815) 977-5544
FAX | (877) 618-1155

COMMERCIAL REAL ESTATE SERVICES WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION:

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Vice President

(815) 739-6013 direct

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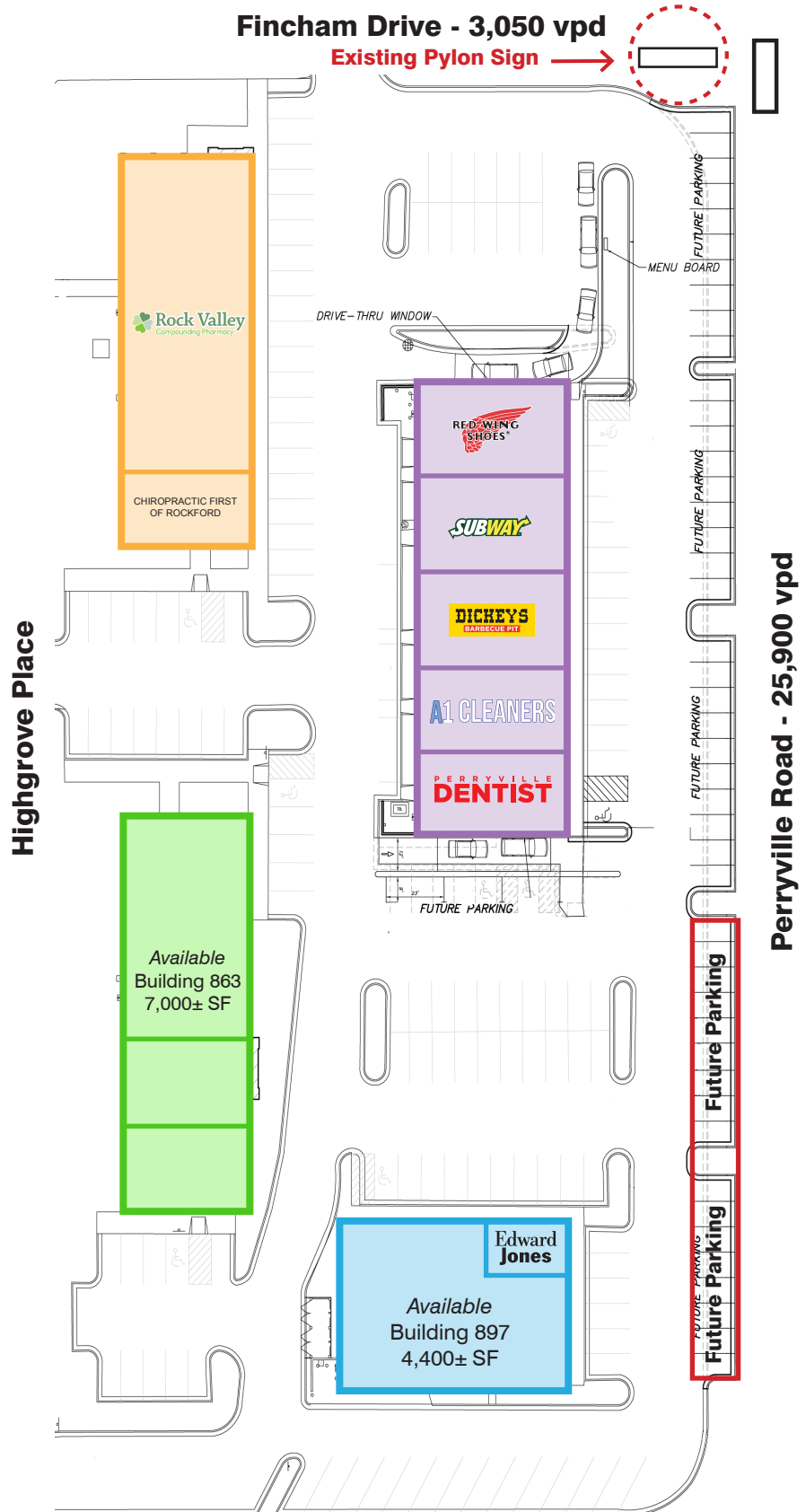
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UNIT	TENANT	SIZE
	Building 863	
	Available	7,000± sf

Building 811		
109	Pharmacy	5,000± sf
117	Chiropractor	2,000± sf

Building 897		
	Available	4,400± sf
	Edward Jones	1,000± sf

Building 845		
103	Red Wing Shoes	2,100± sf
111	Subway	2,520± sf
115	Dickies BBQ	1,680± sf
119	A1 Dry Cleaners	1,200± sf
127	Dentist	2,100± sf
	TOTAL GLA	29,000± sf



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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BUILDING SPECIFICATIONS:

Type:	Neighborhood strip center
Address:	811, 845, 863, & 897 S. Perryville Road, Rockford IL
County:	Winnebago
Size Available:	±1,500 - 7,000 SF
GLA:	±29,000 SF
City:	Rockford
Power:	200 amp 3 phase
Parking:	133 Existing plus 50 Future Standard Spaces 8 Accessible
Built:	> Front Two Buildings 1993 > Back Two Buildings 2006
Heat:	Gas forced air
Lease Rate:	\$17.00 - \$23.00
NNN:	\$4.51 PSF
Tax ID/Parcel:	12-27-277-005
Village Contact:	Economic Development: Todd Caqnoni: 815-987-5600 todd.caqnoni@rockfordil.gov
Zoning:	C2, Limited Commercial District
VPD:	> Perryville Road: 25,900 vpd > Fincham Road: 3,150 vpd

Comments: Extremely visible, well-positioned, neighborhood strip center with a mix of national and local tenants. East Bridge Retail Center is located just two stoplights south of State Street on Perryville Road. With our 500 feet of unobstructed visibility at a lighted intersection, East Bridge Retail Center gives retailers a tremendous viewing platform for advertising their business!

