

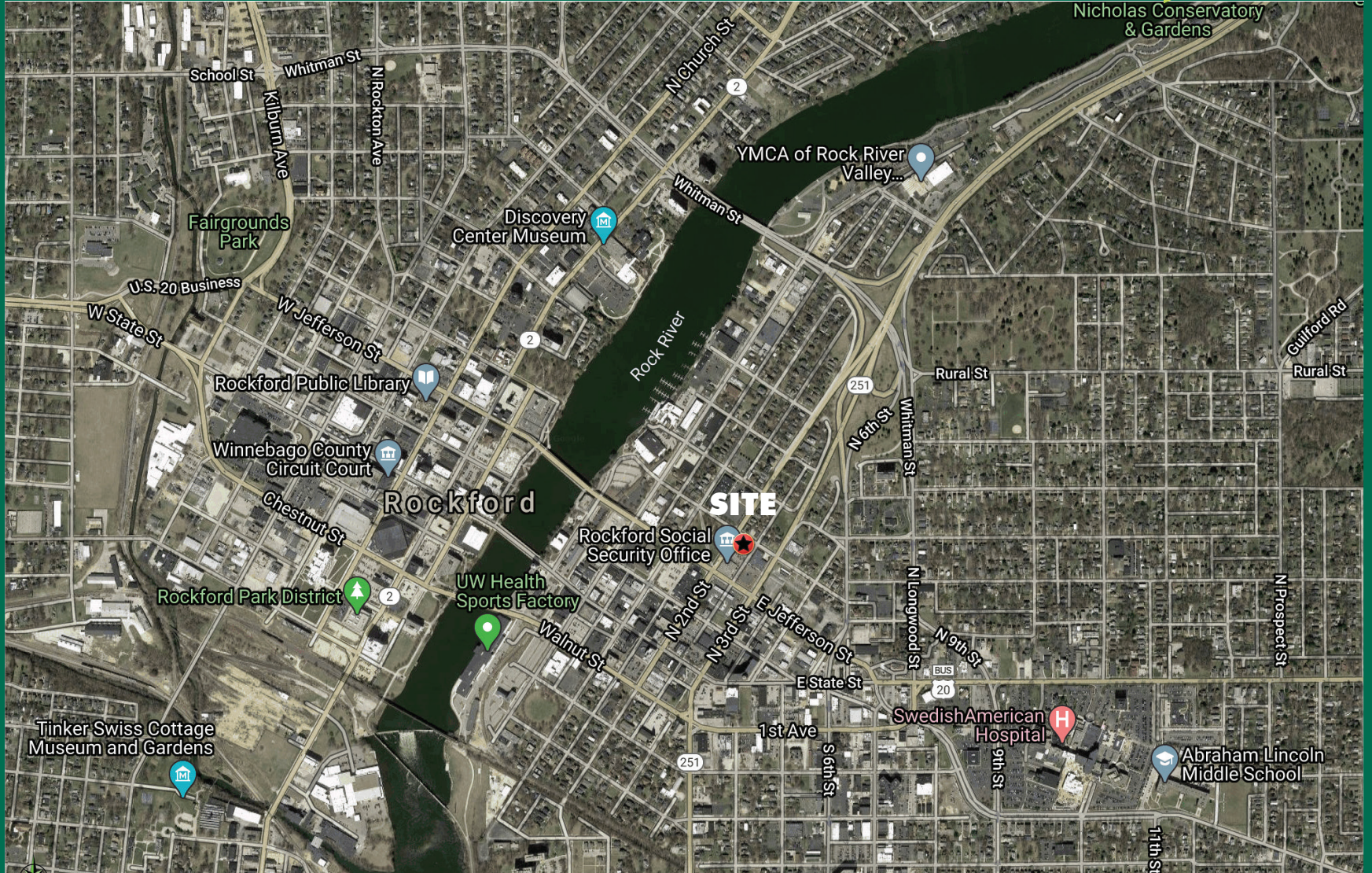
FULLY CONDITIONED OFFICE/FLEX BUILDING

323 N. SECOND ST.
ROCKFORD, IL



SITE FEATURES

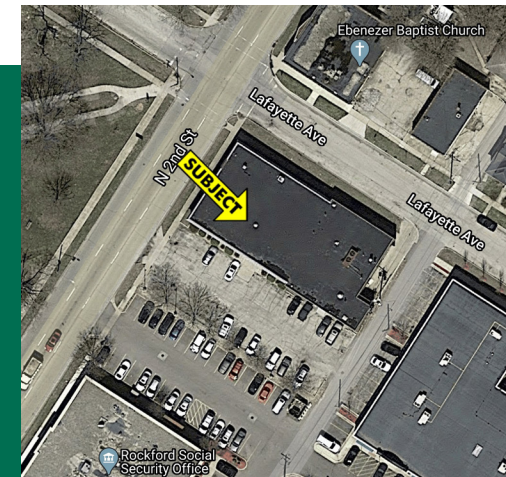
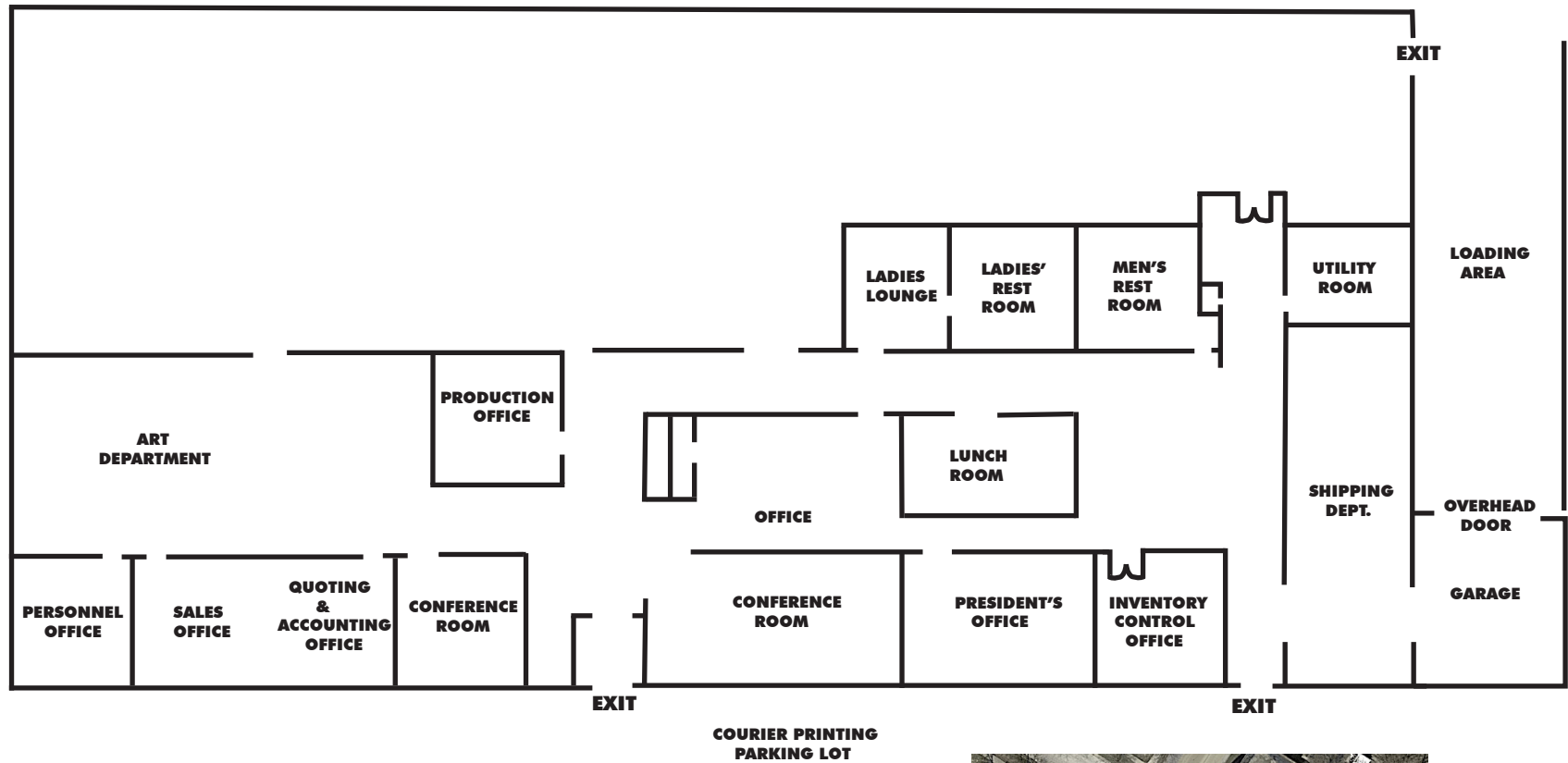
- + 10,018 SF one-story office/flex building
- + Fully heated and air-conditioned building
- + 1200 amp service
- + Brick/stone exterior
- + Minutes to downtown Rockford River District
- + Across from Haight Park
- + C4 zoning
- + Located near major streets; E. Jefferson St./Business 20 and N. 2nd St./Rte. 251
- + Ample parking
- + Drive-in Door at NEC
- + Sale price: \$185,000
- + Lease rate: \$5.90/SF Net

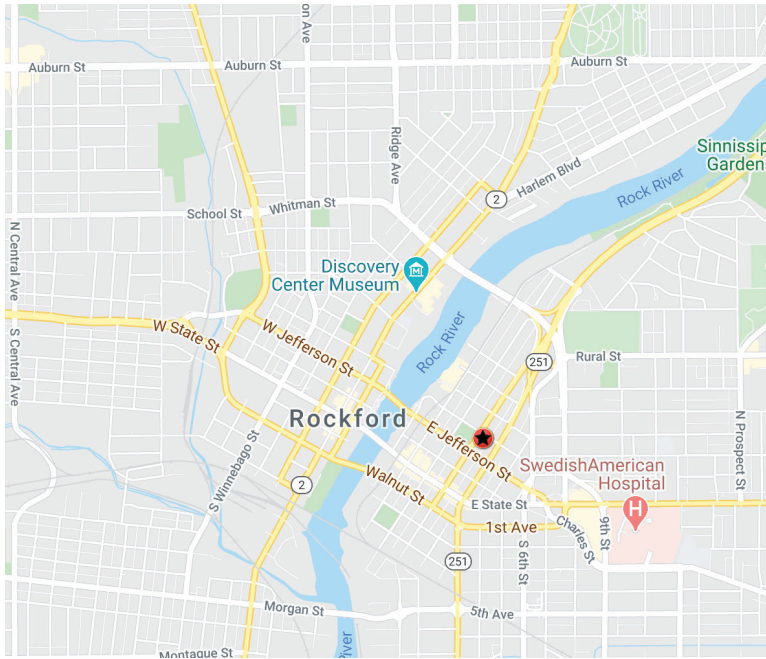


PHOTOS



FLOOR PLAN





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	29,835	103,174	182,781
HOUSEHOLDS	6,570	37,916	65,858
AVERAGE HOUSEHOLD INCOME	\$37,942	\$51,832	\$59,634
DAYTIME POPULATION	29,835	103,174	182,781



PLEASE CONTACT:

KAREN WALSH

First Vice President
 +1 815 218 3438
 karen.walsh@cbre.com

JENNIFER BERRY

Associate
 +1 815 871 6156
 jennifer.berry@cbre.com

© 2020 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

