



Location Finders International, Inc.
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

SEC Riverside & Central

Rockford, IL

Land Available

1.08 AC

MARKET SUMMARY

- Walmart is dominant destination in Northwestern Rockford.
- Perfect location to service growing residential population & Wesley Willows senior living facility.
- Area retailers include: Walmart Supercenter, Murphy's USA, Fifth Third Bank, Gamestop, Great Clips and many more.

DEMOGRAPHICS

POPULATION	1 Mile	3,866
	3 Mile	48,294
	5 Mile	117,807
# HOUSEHOLDS	1 Mile	1,652
	3 Mile	18,315
	5 Mile	46,049
MEDIAN HH INCOME	1 Mile	\$50,687
	3 Mile	\$39,665
	5 Mile	\$45,200

CONTACT

ALAN ERICKSON

aerickson@lfirealestate.com
(708) 390-1629





Location Finders International, Inc.
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

SEC Riverside & Central

Rockford, IL

Land Available

1.08 AC

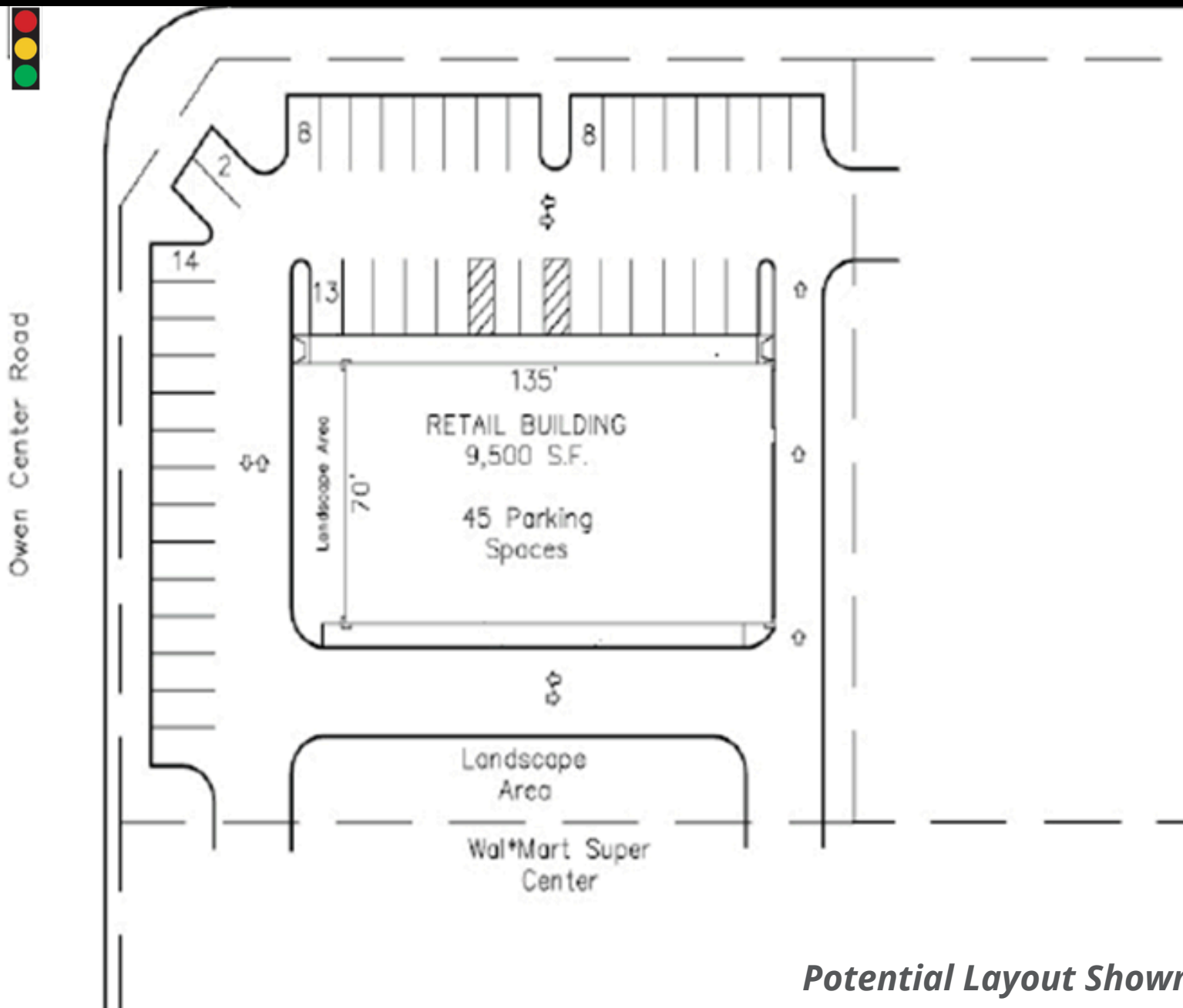
SITE SUMMARY

- 1.08 AC site at hard corner signalized intersection.
- Outlot to Walmart Supercenter & adjacent to Fifth Third Bank.
- Site ideal for QSR, Casual Theme Restaurant, Mattress Store, Cell phone provider.
- Easiest retail location accessible from independent senior living facility Wesley Willows.

CONTACT

ALAN ERICKSON

aerickson@lfirealestate.com
(708) 390-1629



Potential Layout Shown

This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.