

LAND AVAILABLE FOR DEVELOPMENT

N PERRYVILLE RD & MCFARLAND RD
ROCKFORD, IL 61108

FOR LEASE: 1,986–4,128 SF



**CLICK TO VIEW VIDEO
OF PERRYVILLE ROAD**



Property Information

- New Development Opportunities Anchored by Meijer
- Superior Visibility Along One of the Busiest Streets in the Rockford Area
- 2.6 Miles from the I-39 / I-90 Interchange and 1.7 Miles from East State Street 2.6 Miles from new Mercy Health Hospital & Swedish American Cancer Center
- High Traffic Area – Traffic Counts in Excess of 25K VPD

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,152	\$132,456	205
3 Miles:	45,152	\$119,459	2,103
5 Miles:	119,755	\$106,700	4,309

AERIAL | N PERRYVILLE RD & MCFARLAND RD, ROCKFORD, IL 61108

HIGH TRAFFIC AREA - 25K VPD



SITE SOURCE
REAL ESTATE BROKER NETWORK

ICSC
SIO

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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114

First Midwest Group

PLOTS | N PERRYVILLE RD & MCFARLAND RD, ROCKFORD, IL 61108

PRIME LOCATION FOR DEVELOPMENT



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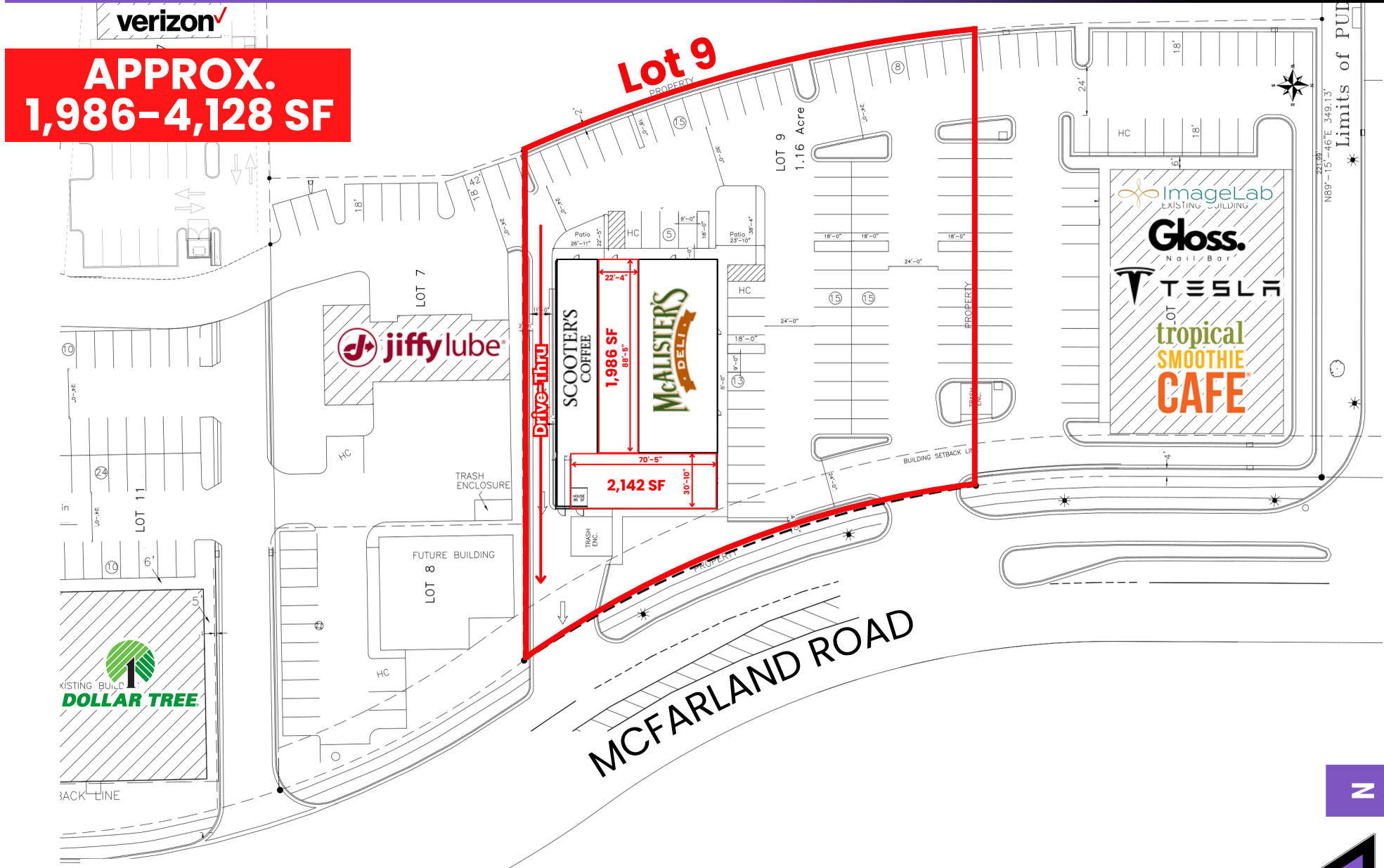


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SITE PLAN | N PERRYVILLE RD & MCFARLAND RD, ROCKFORD, IL 61108

END CAP HAS DRIVE-THRU OPPORTUNITY



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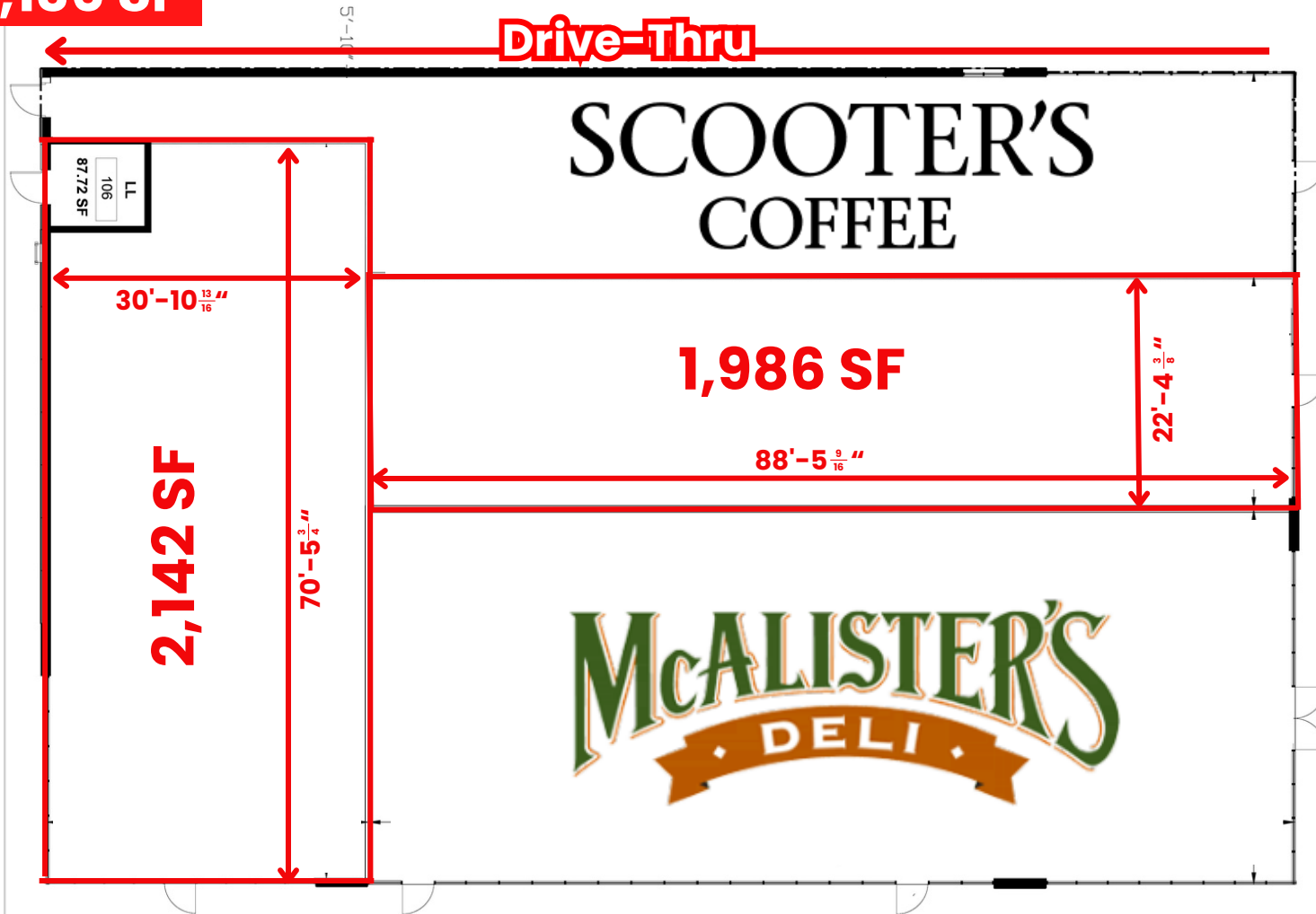


First Midwest Group

FLOOR PLAN | N PERRYVILLE RD & MCFARLAND RD, ROCKFORD, IL 61108

NEW CONSTRUCTION AVAILABILITY

**APPROX.
1,986-4,136 SF**



RENDERINGS | N PERRYVILLE RD & MCFARLAND RD, ROCKFORD, IL 61108

NEW CONSTRUCTION RENDERINGS

CORNER VIEW



DRIVE-THRU VIEW



CORNER SE VIEW

