

PERRYVILLE COMMONS

713-751 S PERRYVILLE ROAD
ROCKFORD, IL 61107

FOR LEASE: 1,360-3,568 SF



Property Information

- Located in the Heart of Rockford's Business & Shopping Corridor
- Superior Visibility along the Busiest Street in the Rockford Area
- High Traffic Area - Over 24,000 VPD Pass Through State Street and Perryville Road Intersection
- Located 1 Mile from I-90
- Building, Pylon, & Digital Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	5,366	\$117,458	509
3 Miles:	42,070	\$108,266	2,297
5 Miles:	116,360	\$102,195	4,270

AERIAL | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

HIGH TRAFFIC AREA - 24K VPD



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SITE SURVEY | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

SUPERIOR VISIBILITY ON PERRYVILLE



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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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SITUATED BY TRAFFIC SIGNALS



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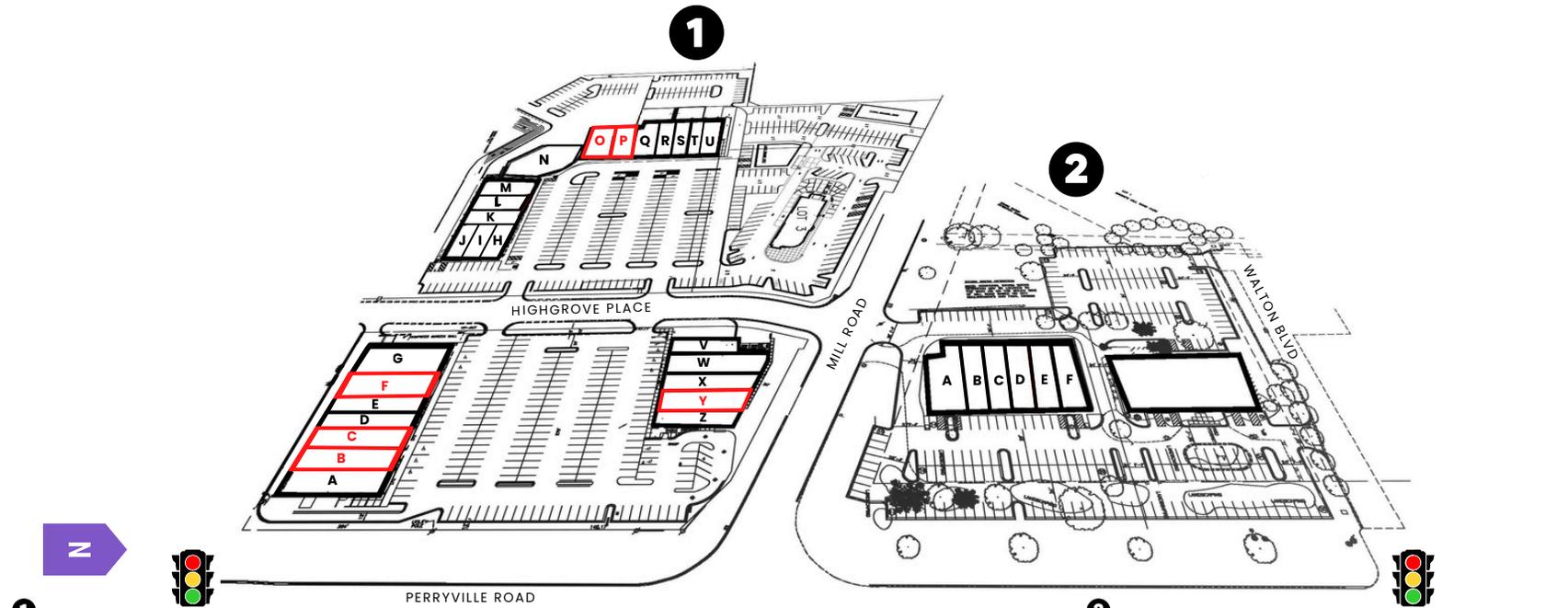
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SITE PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

EXISTING SITE PLAN



1				2				2			
UNIT	TENANT	SF	DIMENSIONS	UNIT	TENANT	SF	DIMENSIONS	UNIT	TENANT	SF	DIMENSIONS
A	Chipotle	-	-	N	Cosmetology & Spa	-	-	A	Jason's Deli	-	-
B	Available	3,568 SF	108' x 31.5'	O	Available	1,360 SF	15.1' x 90'	B	Eyewear Express	-	-
C	Available	1,550 SF	78' x 19.5'	P	Available	2,712 SF	98'4" x 19'2"	C	SportClips	-	-
D	UBreakIFix	-	-	Q	Fiesta Cancun	-	-	D	Warhammer	-	-
E	Diamond Cuts	-	-	R	Cosmo Prof	-	-	E	Lush Nail Bar	-	-
F	Available	2,254 SF	20' x 108'	S	AF Career Center	-	-	F	Melt N' Dip	-	-
G	David's Bridal	-	-	T	Mariner Finance	-	-				
H	Almoka Coffee House	-	-	U	Ryusei Ramen & Izakaya	-	-				
I	Milan Laser Removal	-	-	V	Cold Stone Creamery	-	-				
J	Countryside Meats	-	-	W	Spider Sushi Bar	-	-				
K	Phillip's Nails	-	-	X	Wild Birds Unlimited	-	-				
L	Orthollinois	-	-	Y	Available	1,918 SF	16.11' x 114'				
M	Thai Hut	-	-	Z	Panera	-	-				



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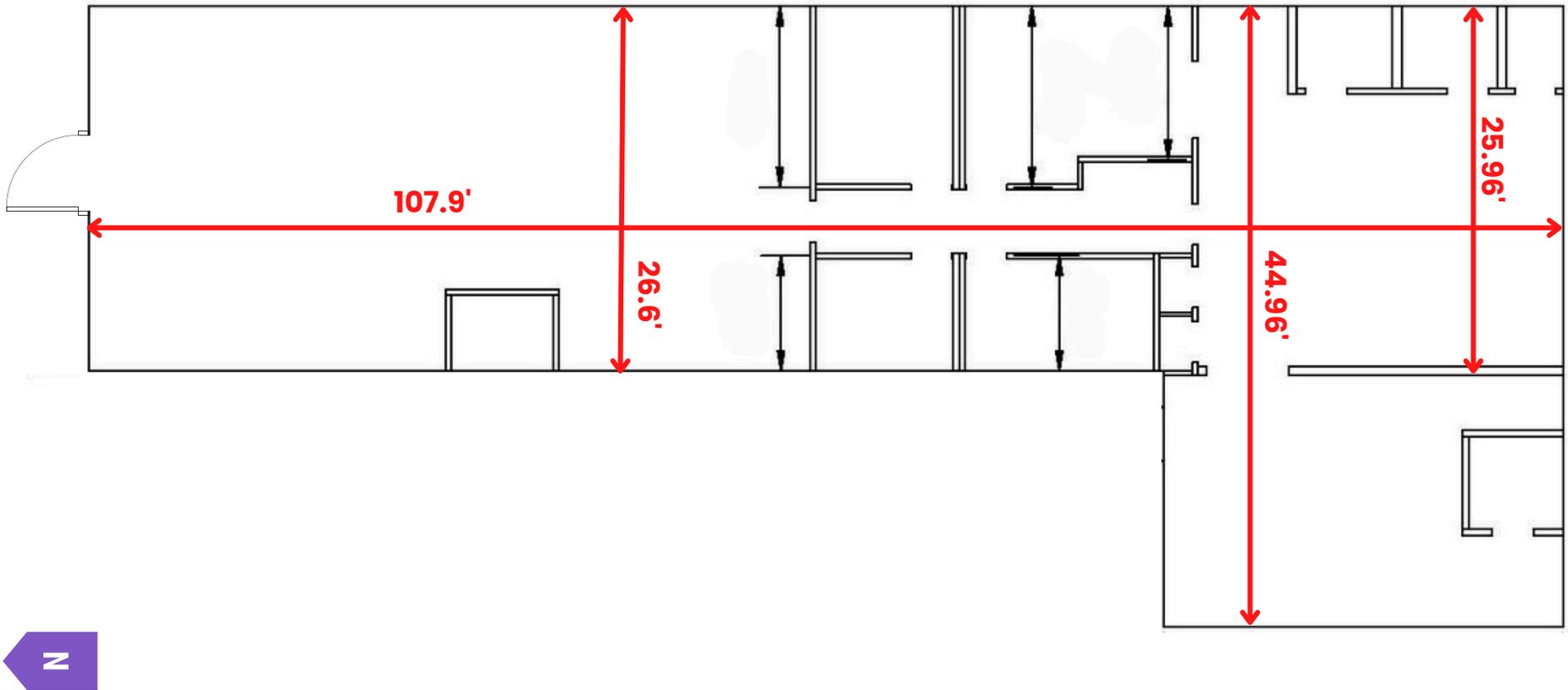
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107
FLOOR PLAN - SUITE 747: 3,568 SF

**APPROX.
3,568 SF**



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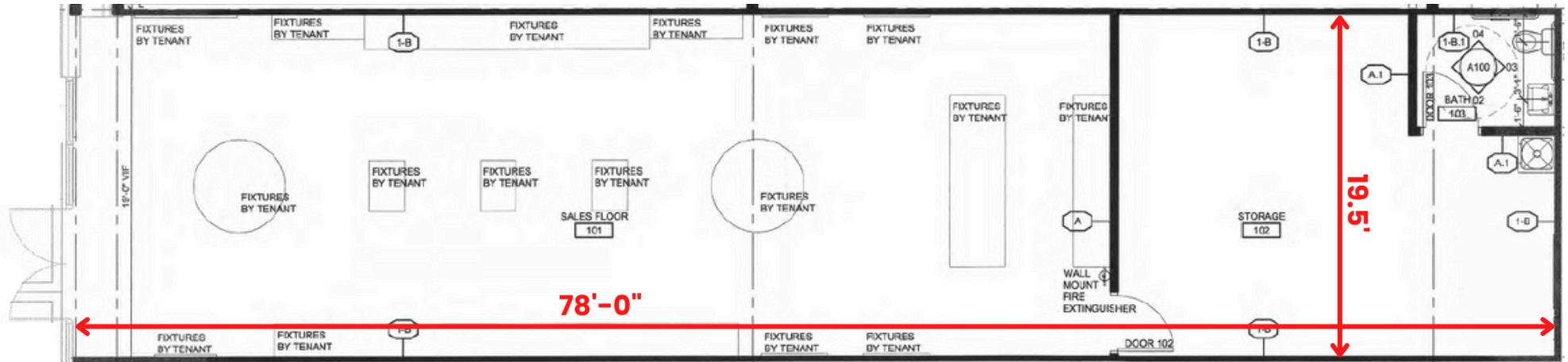


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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

FLOOR PLAN - SUITE 741: 1,550 SF

**APPROX.
1,550 SF**



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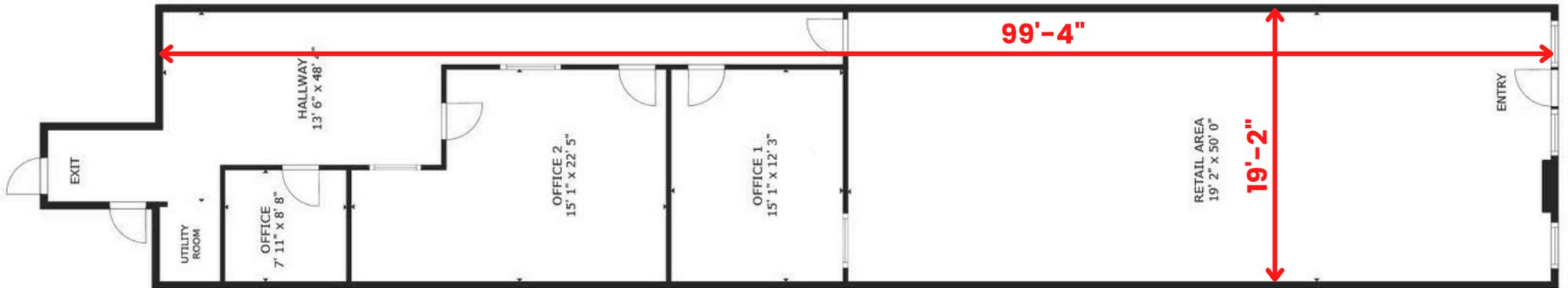
FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

FLOOR PLAN - SUITE 721: 2,254 SF

**APPROX.
2,254 SF**



**CLICK TO VIEW
VIRTUAL TOUR**



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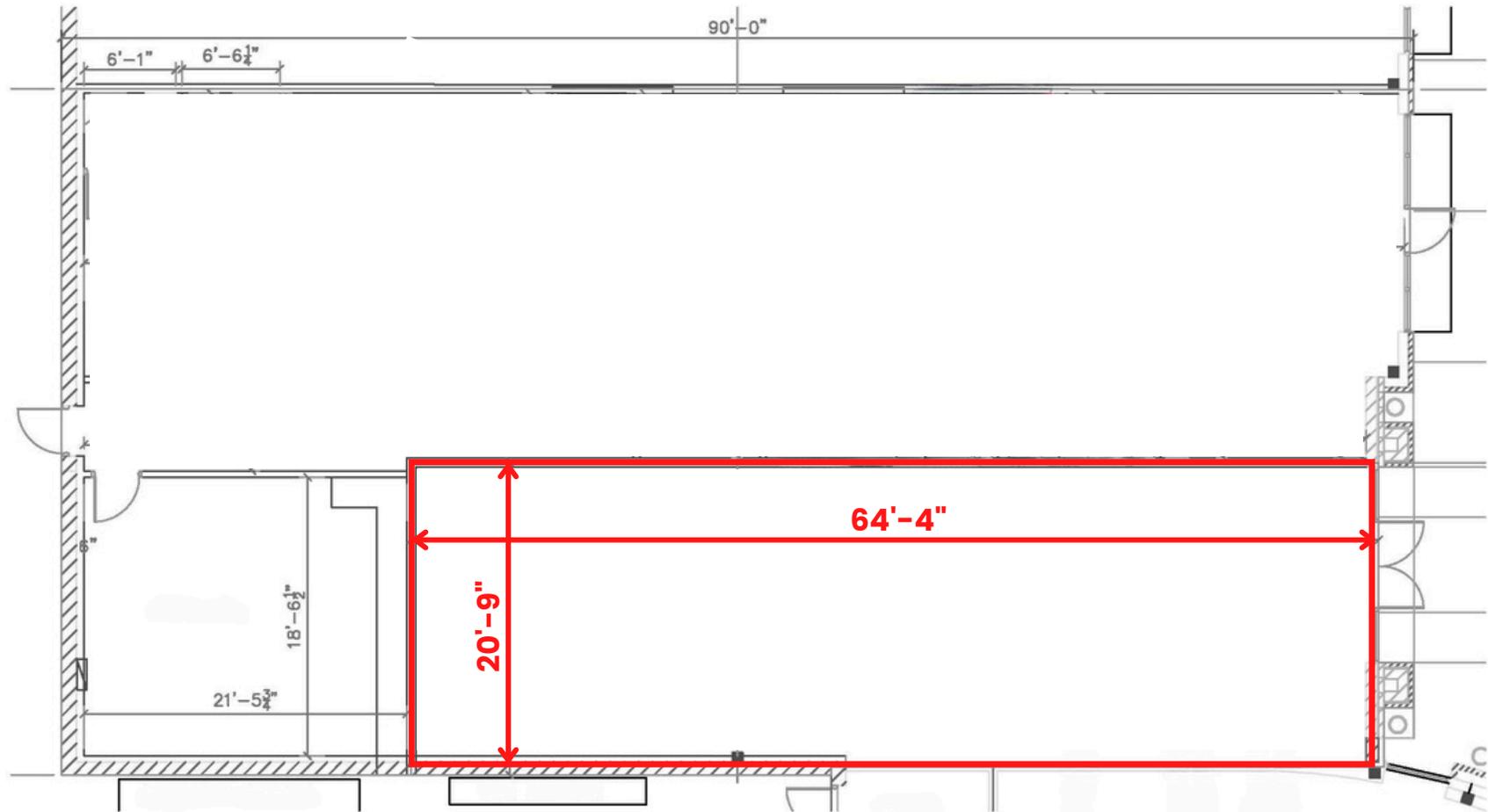
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107
FLOOR PLAN - SUITE 645: 1,360 SF

**APPROX.
1,360 SF**



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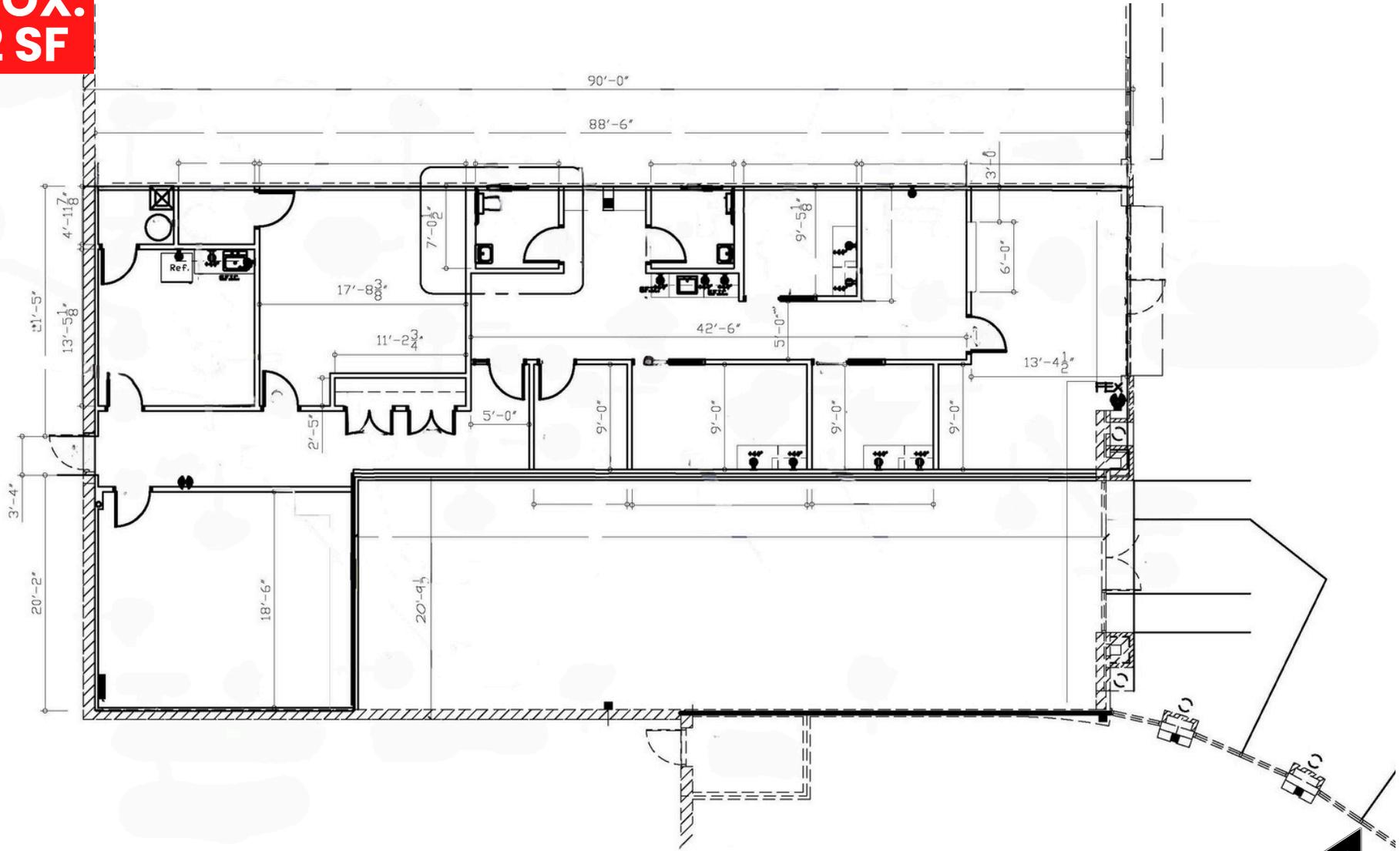


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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107

FLOOR PLAN - SUITE 641: 2,712 SF

**APPROX.
2,712 SF**



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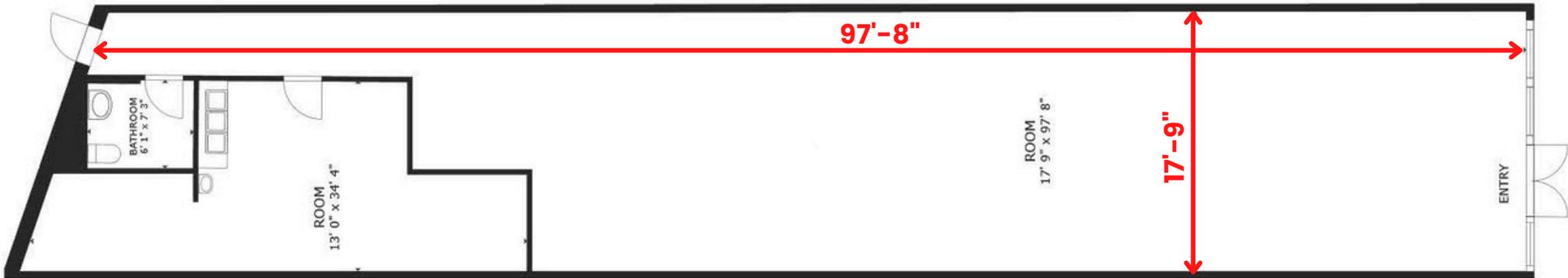
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FLOOR PLAN | 713-751 S PERRYVILLE ROAD, ROCKFORD, IL 61107
FLOOR PLAN - SUITE 621: 1,918 SF

**APPROX.
1,918 SF**



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