



19,380 SQ FT BUILDING ON 0.92 ACRES OF LAND AVAILABLE

FREESTANDING RETAIL PROPERTY

1405 KISHWAUKEE ST, ROCKFORD, IL

FOR SALE OR LEASE



CONTACT: SHARON BAR-SHALOM sbarshalom@metrocre.com 847.780.1299 // **GARY GREENFIELD** ggreenfield@metrocre.com 847.412.9710



PROPERTY HIGHLIGHTS

- Easy Retrofit Single-story Brick Building
- Potential Redevelopment Play on +/- 1.0 Acre Corner
- Flexible C-2 Zoning (Auto, Medical, Retail, Office)

AREA TENANTS INCLUDE



FAMILY DOLLAR

Walgreens

cricket
wireless

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,507	83,672	151,666
DAYTIME POPULATION	9,011	63,370	120,299
HOUSEHOLDS	4,450	33,504	62,338
AVG HH INCOME	\$53,196	\$62,570	\$72,436

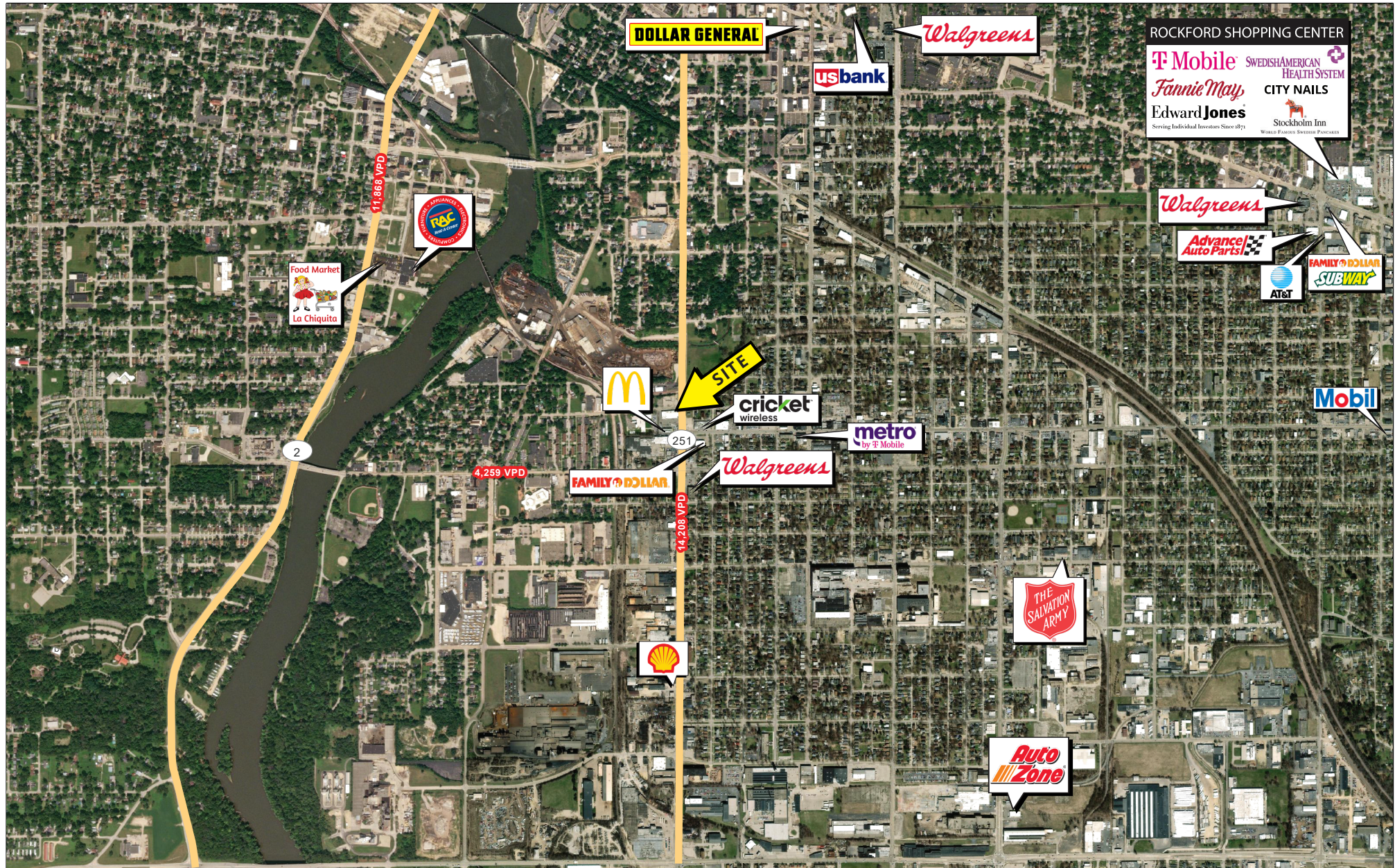
TRAFFIC COUNTS

KISHWAUKEE STREET	14,208 VPD
BROADWAY	3,466 VPD

FREESTANDING RETAIL PROPERTY

1405 KISHWAUKEE ST, ROCKFORD, IL

FOR SALE OR LEASE



CONTACT
INFORMATION:

SHARON BAR-SHALOM
sbarshalom@metrocre.com
847.780.1299

GARY GREENFIELD
ggreenfield@metrocre.com
847.412.9710

56 Skokie Valley Road
Highland Park, Illinois 60035

www.MetroCRE.com



METRO
COMMERCIAL REAL ESTATE

FREESTANDING RETAIL PROPERTY

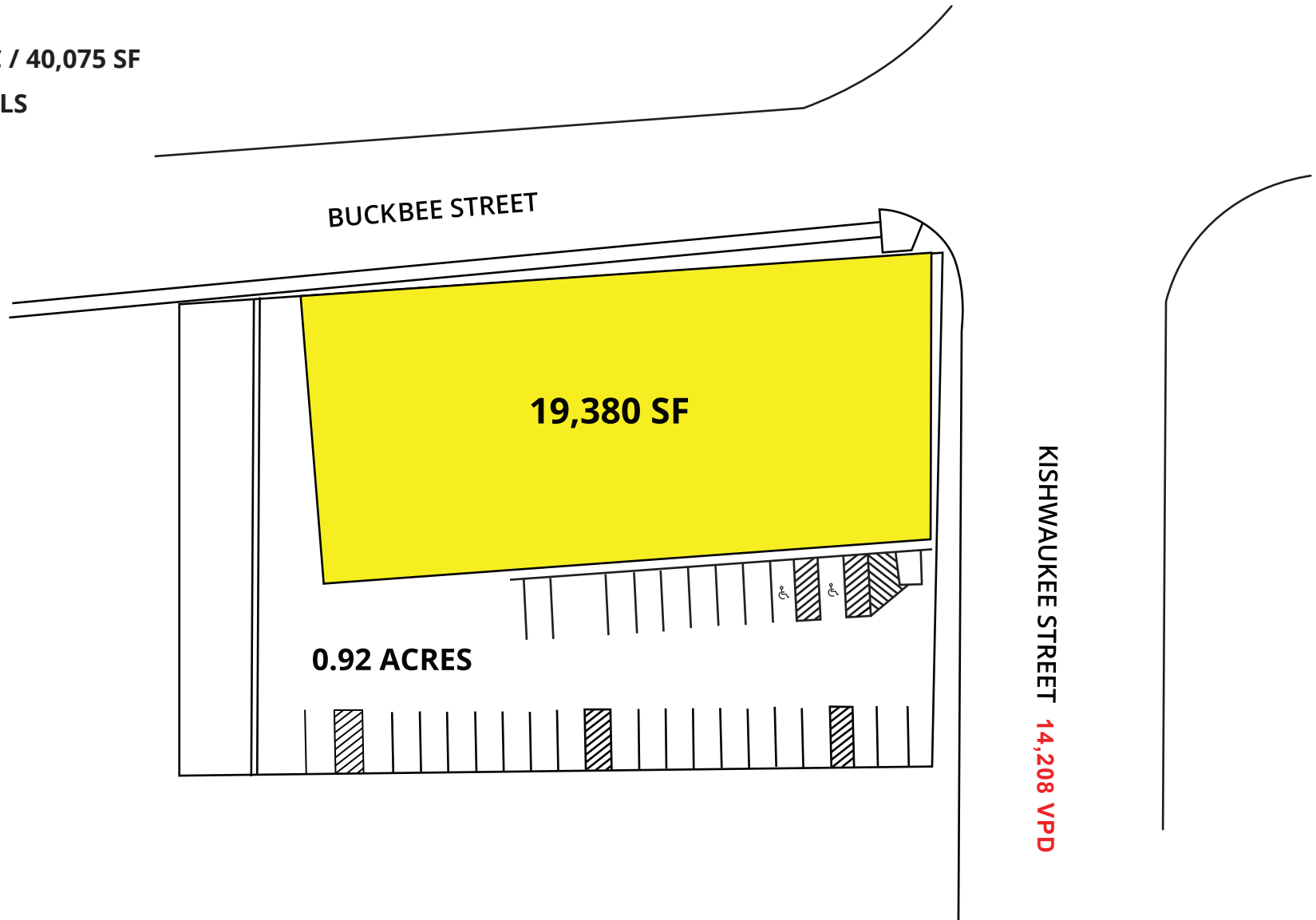
1405 KISHWAUKEE ST, ROCKFORD, IL

FOR SALE OR LEASE

GLA = 19,380 SF

LAND SIZE = 0.92 AC / 40,075 SF

PARKING = 29 STALLS



KISHWAUKEE STREET 14,208 VPD

CONTACT
INFORMATION:

SHARON BAR-SHALOM
sbarshalom@metrocre.com
847.780.1299

GARY GREENFIELD
ggreenfield@metrocre.com
847.412.9710

56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com

