

PRIME RETAIL AVAILABLE

3001-3061 N PERRYVILLE ROAD,
ROCKFORD, IL 61114

FOR LEASE: 1,008-1,745 SF



Property Information

- Ample parking with easy access to the community strip center
- Located in the heart of Rockford's Business Corridor; Area retailers & attractions include Starbucks, Woodman's, Pancho's, Jimmy John's, Aldeen Golf Club, and More
- Superior Visibility along one of the busiest streets in Rockford, IL
- Located 2 Miles from I-90
- Building & Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,488	\$164,224	267
3 Miles:	40,466	\$122,915	2,002
5 Miles:	110,299	\$113,278	4,346

SITE SURVEY | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

SUPERIOR VISIBILITY ON BUSY STREET

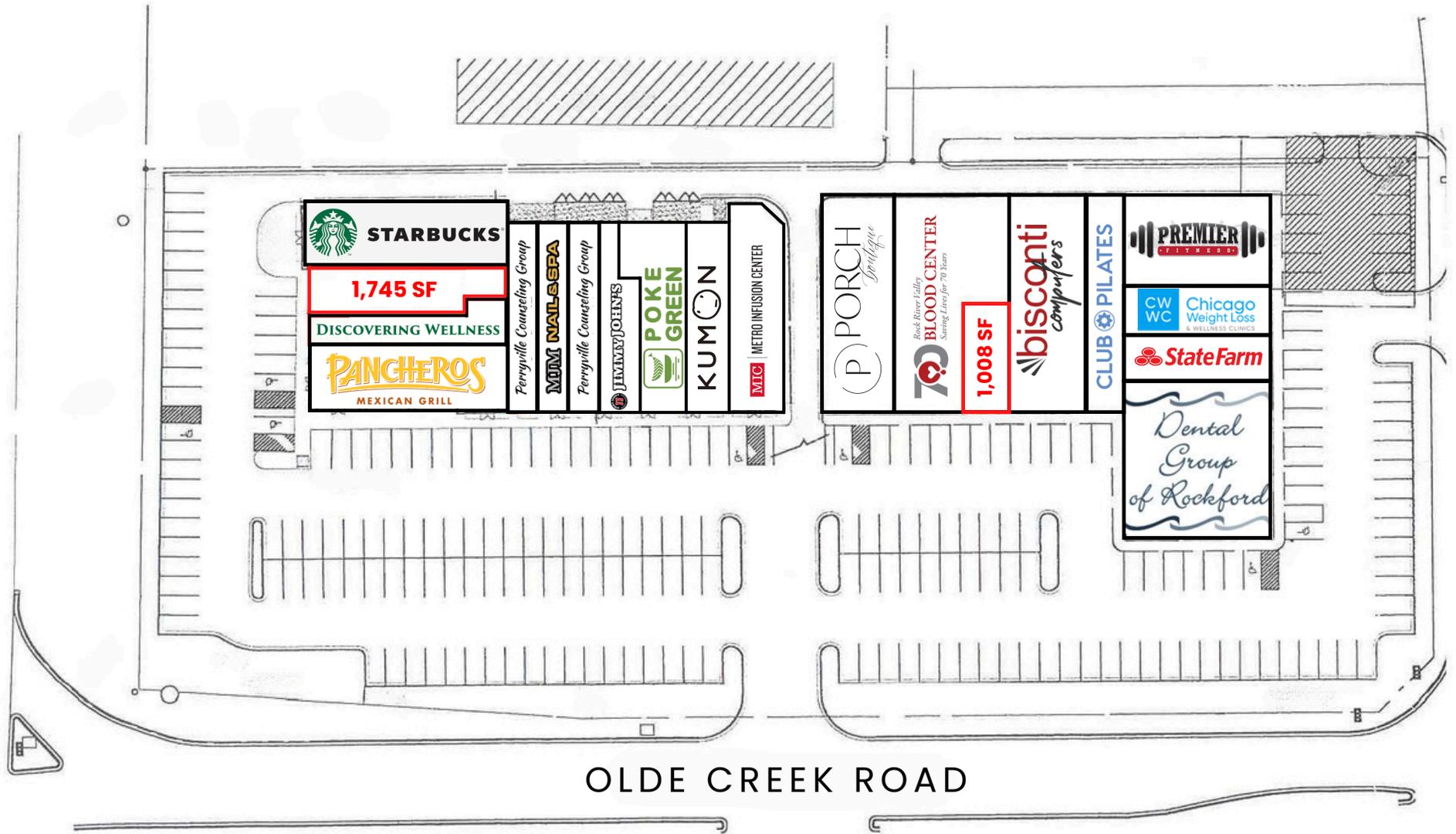


The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its 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.

SITE PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

CURRENT SITE PLAN

PERRYVILLE ROAD



OLDE CREEK ROAD

N



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114

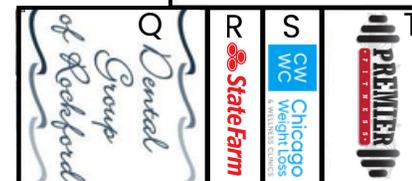
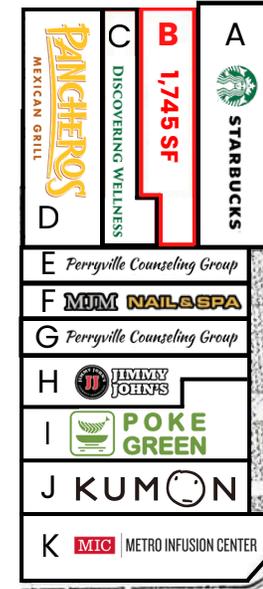


First Midwest Group

SITE PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114

CURRENT AVAILABILITY

UNIT	TENANT	SF	DIMENSIONS
A	Starbucks	-	-
B	Available	1,745 SF	19.6' x 87.8'
C	Discovering Wellness	-	-
D	Pancheros	-	-
E	Perryville Counseling Group	-	-
F	MJM Nails & Spa	-	-
G	Perryville Counseling Group	-	-
H	Jimmy John's	-	-
I	Poké Green	-	-
J	Kumon	-	-
K	MIC	-	-
L	Porch	-	-
M	RRV Blood Center	-	-
N	Available	1,008 SF	18' x 55.7'
O	Bisconti Computers	-	-
P	Club Pilates	-	-
Q	Dental Group	-	-
R	State Farm	-	-
S	CWWC	-	-
T	Premier Fitness	-	-



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114

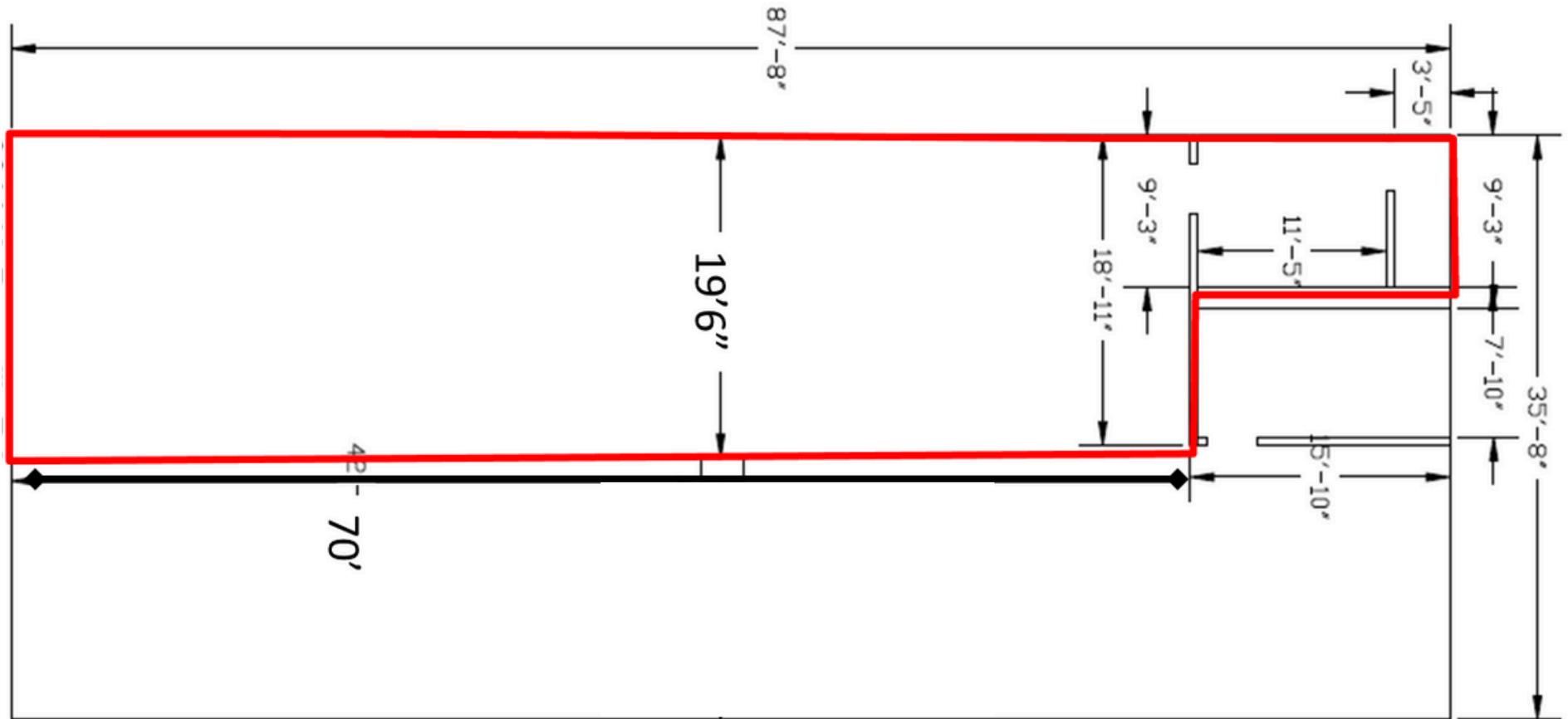


FLOOR PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114
SUITE 3007: SHELL SPACE - 1,745 SF

**APPROX.
1,745 SF**



**CLICK TO VIEW
VIRTUAL TOUR**



N



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



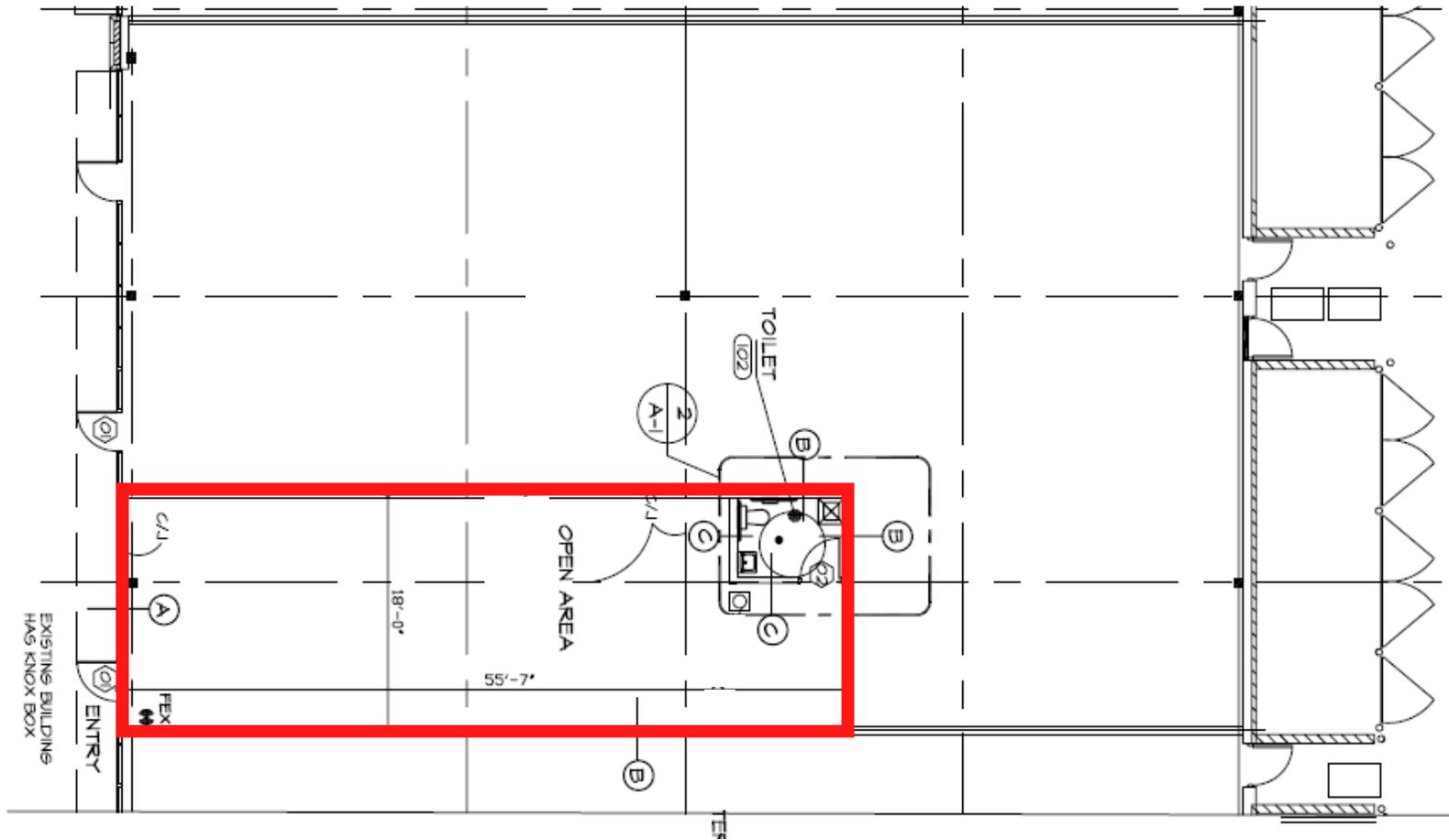
First Midwest Group

FLOOR PLAN | 3001-3061 N PERRYVILLE RD, ROCKFORD, IL 61114
SUITE 113: RETAIL SPACE - 1,008 SF

**APPROX.
1,008 SF**



**CLICK TO VIEW
VIRTUAL TOUR**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group