

FLEX SPACE AVAILABLE

8445 CHANDAN DRIVE
ROCKFORD, IL 61108

FOR LEASE – 50,000 SF



Property Information

- Approximately 50,000 SF
- 0.8 Miles from I-90 / US Business 20 Interchange (over 69,000 VPD)
- Located next to Rockfords AMC Movie Theater with over 240,000 visits per year
- Roughly 17,000 VPD pass the site
- Signage opportunities
- Superior visibility along the busiest street in the Rockford area

Demographics

	Population	Average Household Income	Businesses
1 Mile:	1,947	\$96,188	119
3 Miles:	21,783	\$114,291	1,373
5 Miles:	85,151	\$113,860	3,490

AERIAL | 8445 CHANDAN DRIVE ROCKFORD, IL 61108

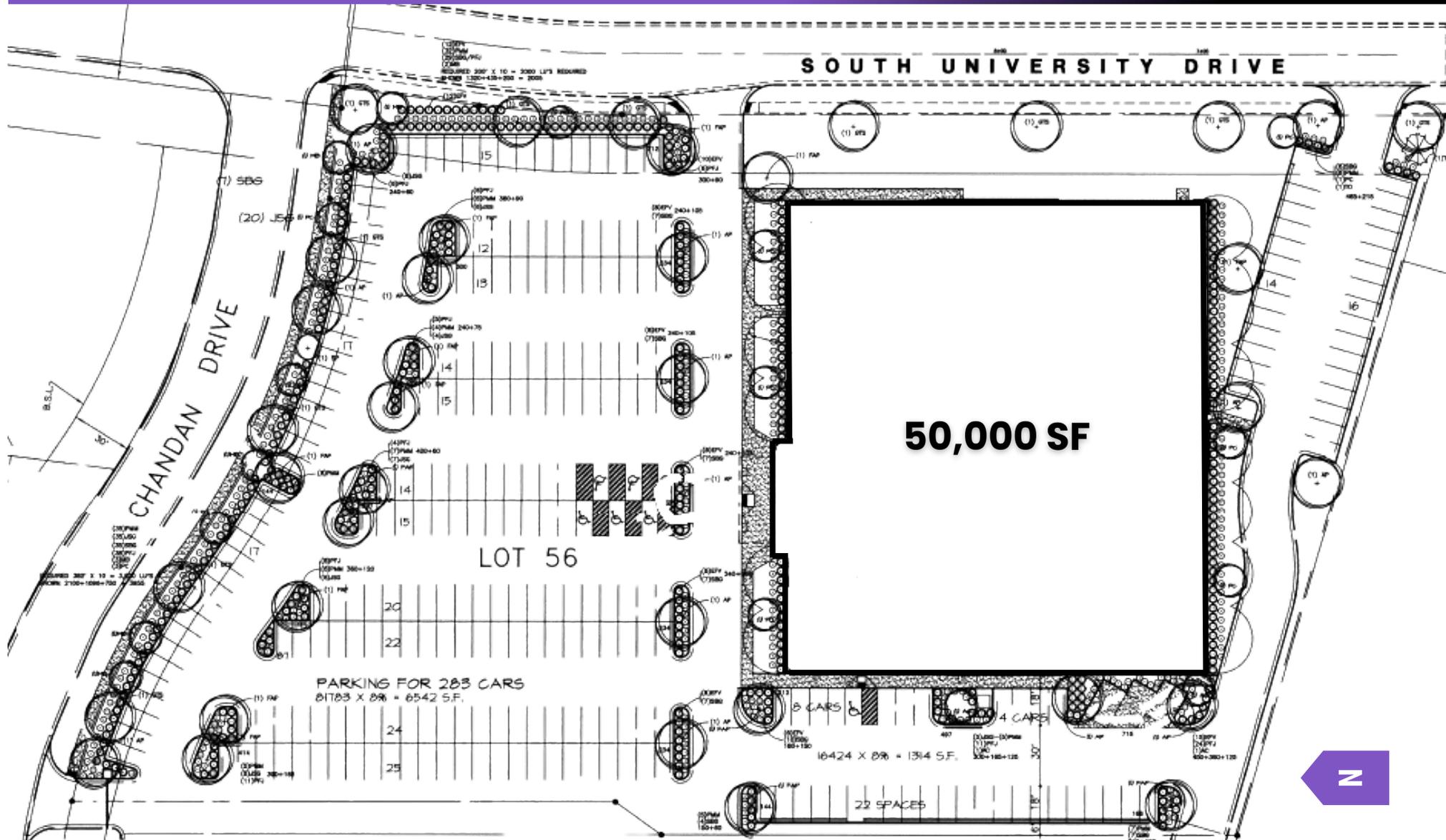
SUPERIOR VISIBILITY FROM E. STATE ST.



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SITE PLAN | 8445 CHANDAN DRIVE ROCKFORD, IL 61108

CURRENT SITE PLAN: APPROX. 50,000 SF



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