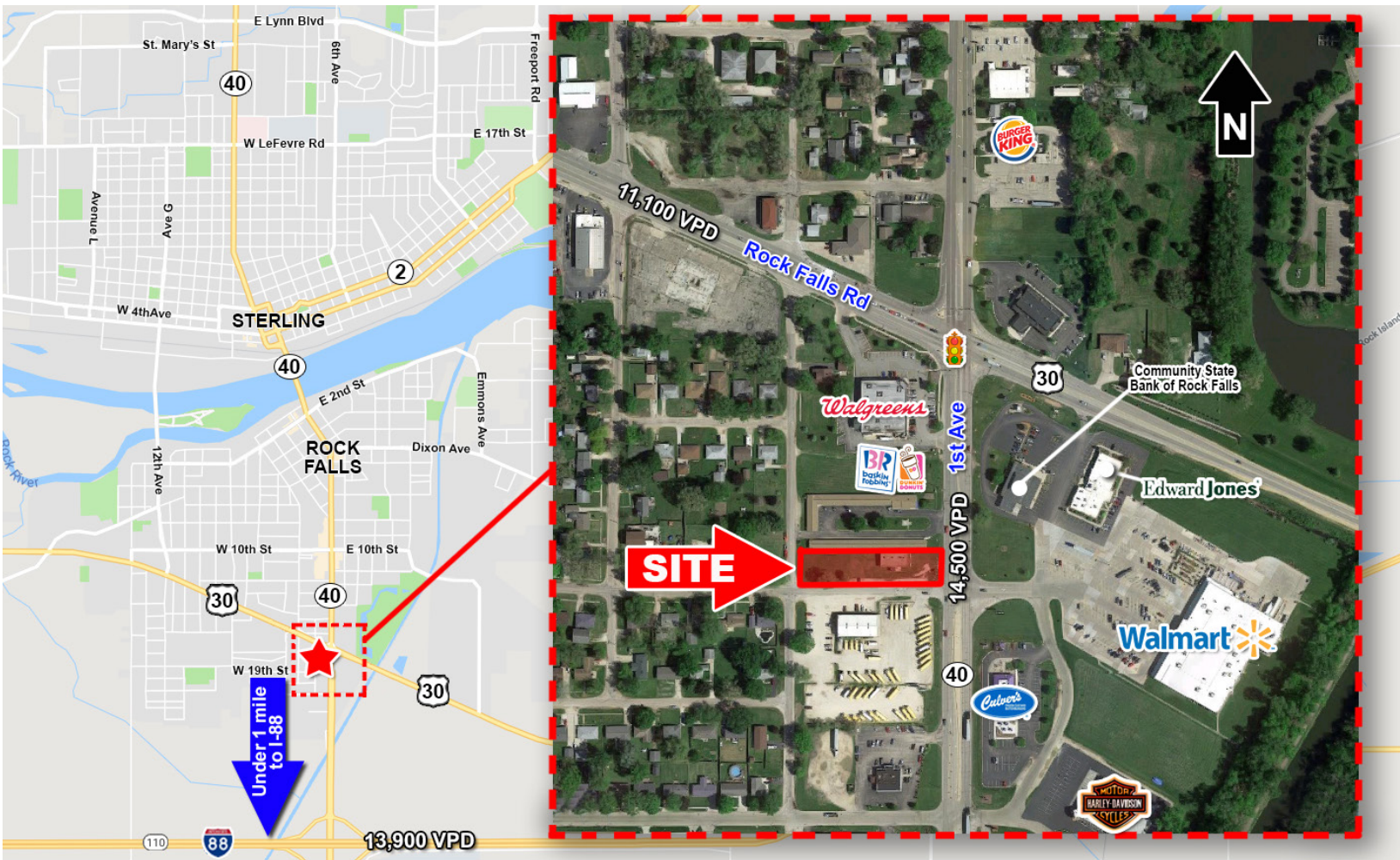


AVAILABLE GROUND LEASE

NWC Route 40 & W 19th St

Rock Falls, Illinois 61071



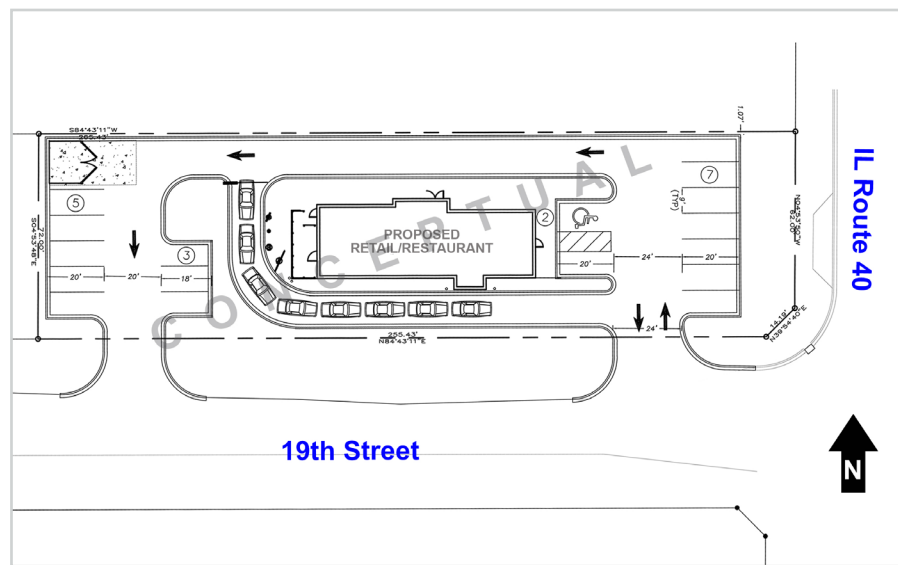
PROPERTY HIGHLIGHTS

- Located less than 1 Mile north of I-88 Interchange.
- **Lot Area: 19,160 SF**
- Ideal for fast food operator.
- Drive-Thru capabilities.
- Easy access located at 4-way Interchange with Walmart entrance.

DEMOGRAPHICS

5 MILE 10 MILE 15 MILE

POPULATION	31,001	37,370	67,505
AVG FAMILY INCOME	\$103,506	\$108,421	\$110,551
TRAFFIC COUNTS	1st Ave	14,500 VPD	
	Rock Falls Rd	11,100 VPD	



CONTACT
INFORMATION

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