

# RETAIL SPACE AVAILABLE

4682 E ROCKTON ROAD  
ROSCOE, IL 61073

**FOR LEASE – 2,125–2,200 SF**



## Property Information

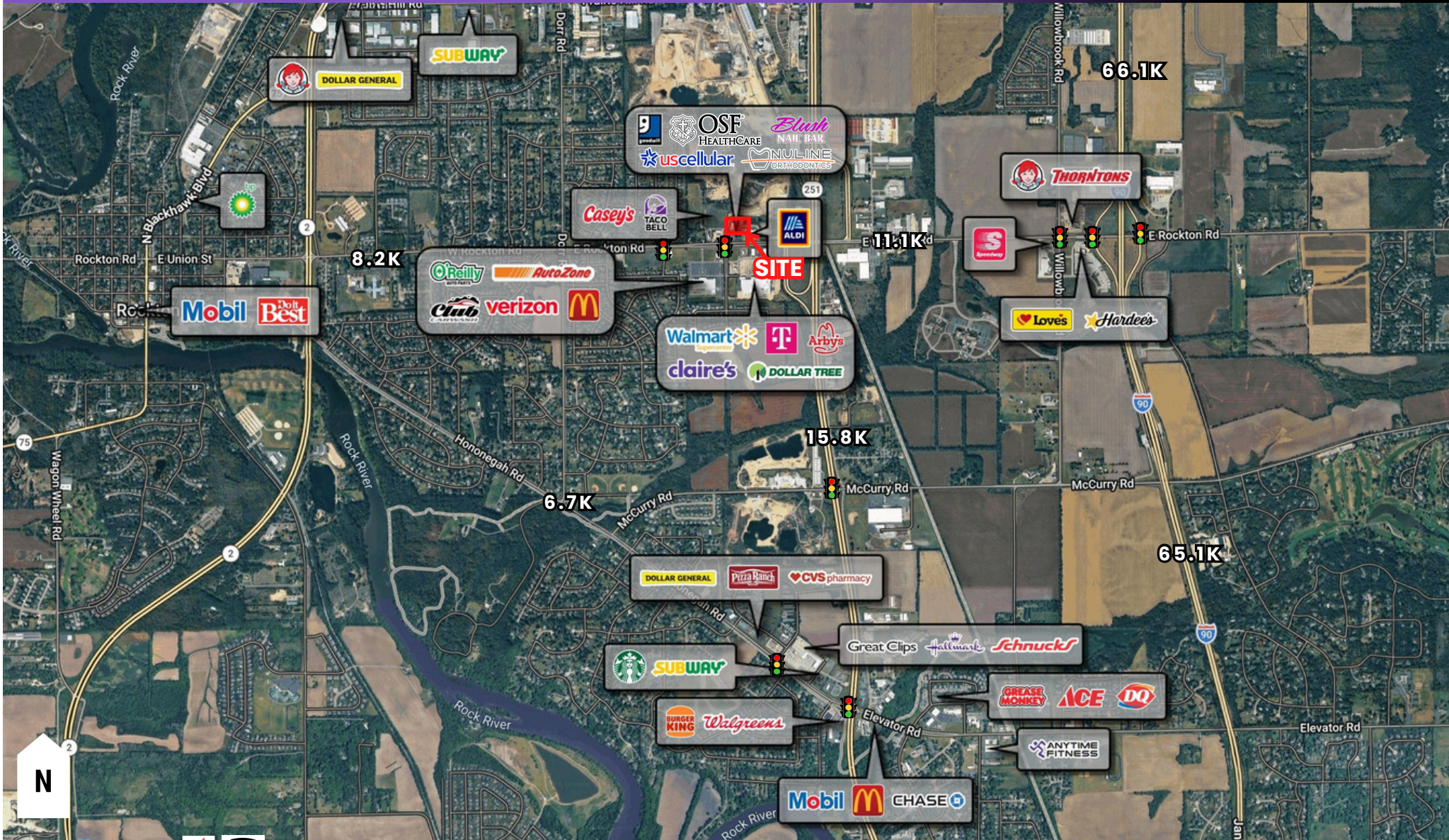
- Anchored by OSF St. Anthony Medical Clinic
- Located Directly Across from Walmart
- 13,000 VPD at the Intersection of Rockton Road and Highway 251
- Ideal for Retail, Office, or Restaurant Use
- Superior Visibility and Access from Highway 251
- 1.5 Miles from I-39/I-90
- Building Signage Available

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	2,994	\$167,635	75
3 Miles:	26,808	\$138,032	878
5 Miles:	69,812	\$117,771	1,625

AERIAL |

# HIGH TRAFFIC AREA - 13K VPD



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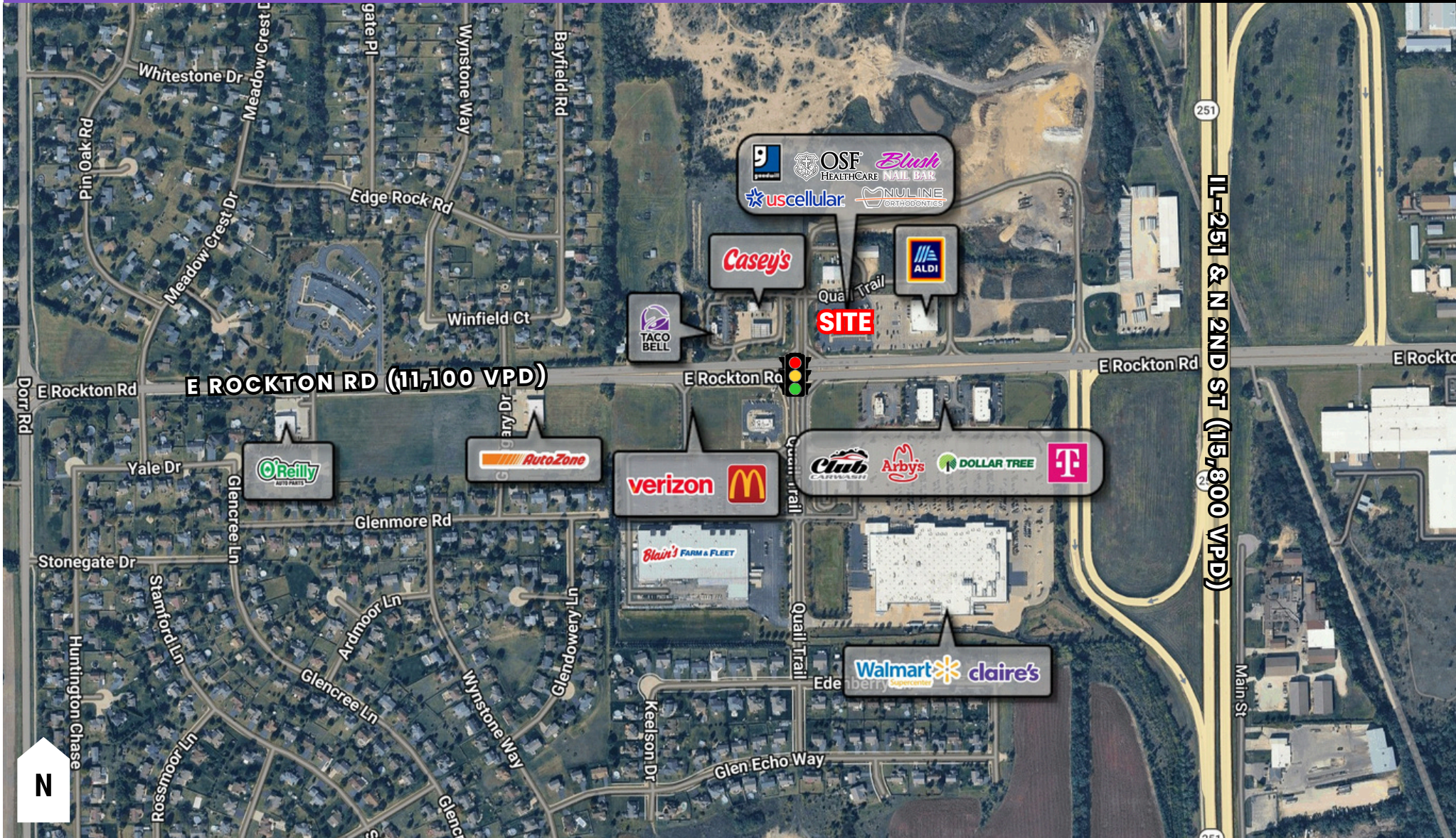


6801 Spring Creek Road, Rockford, IL 61114



AERIAL | 4682 E ROCKTON ROAD, ROSCOE, IL 61073

# GREAT VISIBILITY ON ROCKTON ROAD



IL-251 & N 2ND ST (15,800 VPD)

E ROCKTON RD (11,100 VPD)



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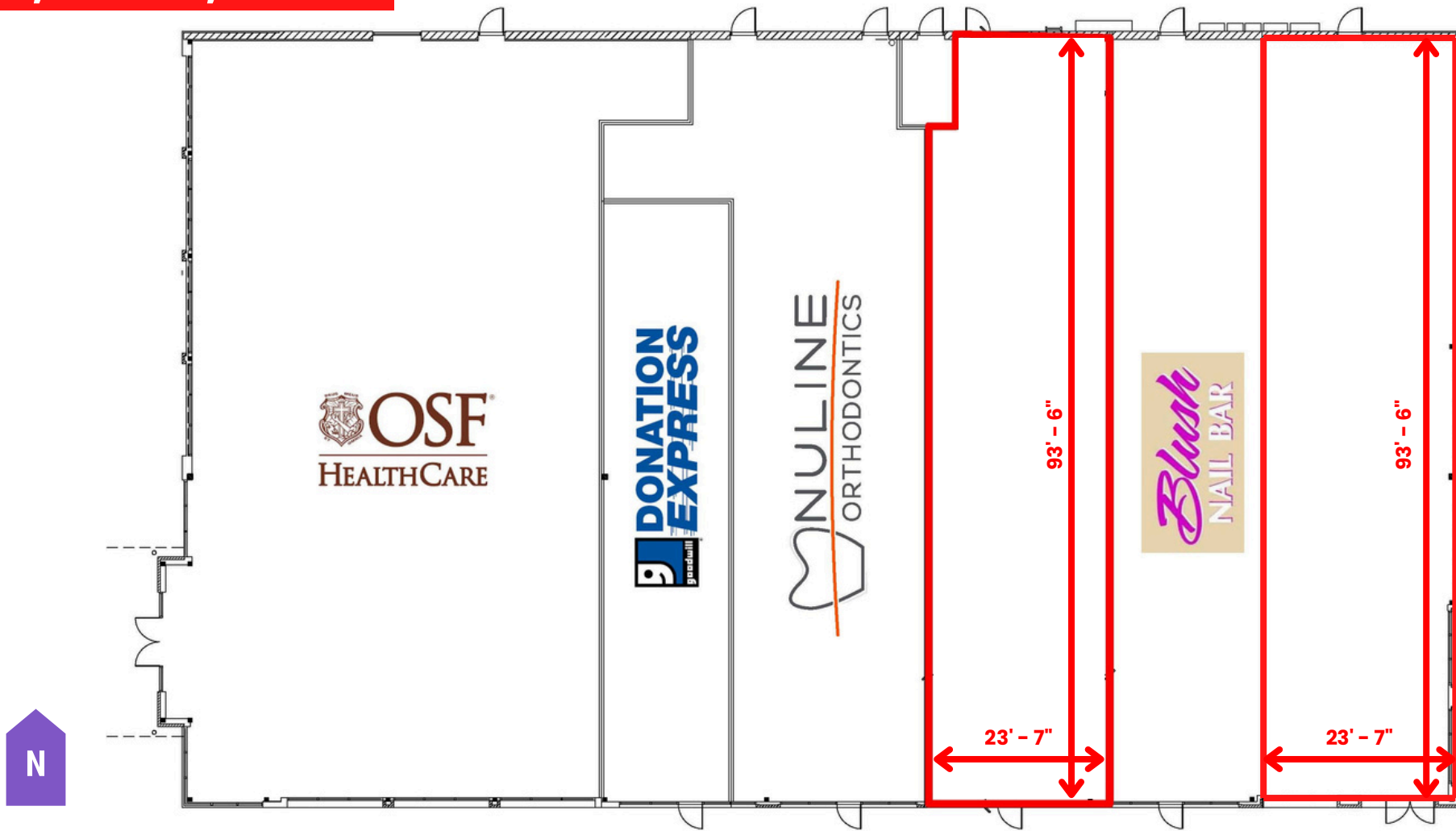
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FLOOR PLAN | 4682 E ROCKTON ROAD ROSCOE, IL 61073

**SHELL SPACE: 2,12-2,200 SF**

**APPROX.  
2,125 - 2,200 SF**



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