

# PRIME FLEX SPACE AVAILABLE

5032-5064 SOUTH MAIN STREET  
ROCKFORD, IL 61102

**FOR LEASE: 1,400-2,057 SF**



## Property Information

- RFD growing labor field of 2,500+
- Prime location to serve commuters and area workforce
- Endcap with drive-thru capabilities
- 0.8 miles from US 20 Interchange that connects to I-39/I-90
- High traffic area - over 18,000 VPD pass through IL Rte 2 & S Main St
- 2.5 miles west of 11th Street / IL Route 251 with 22,000 VPD

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	249	\$82,775	51
3 Miles:	17,264	\$54,919	538
5 Miles:	77,395	\$54,695	2,475

# AERIAL | 5032-5064 SOUTH MAIN ST, ROCKFORD, IL 61102

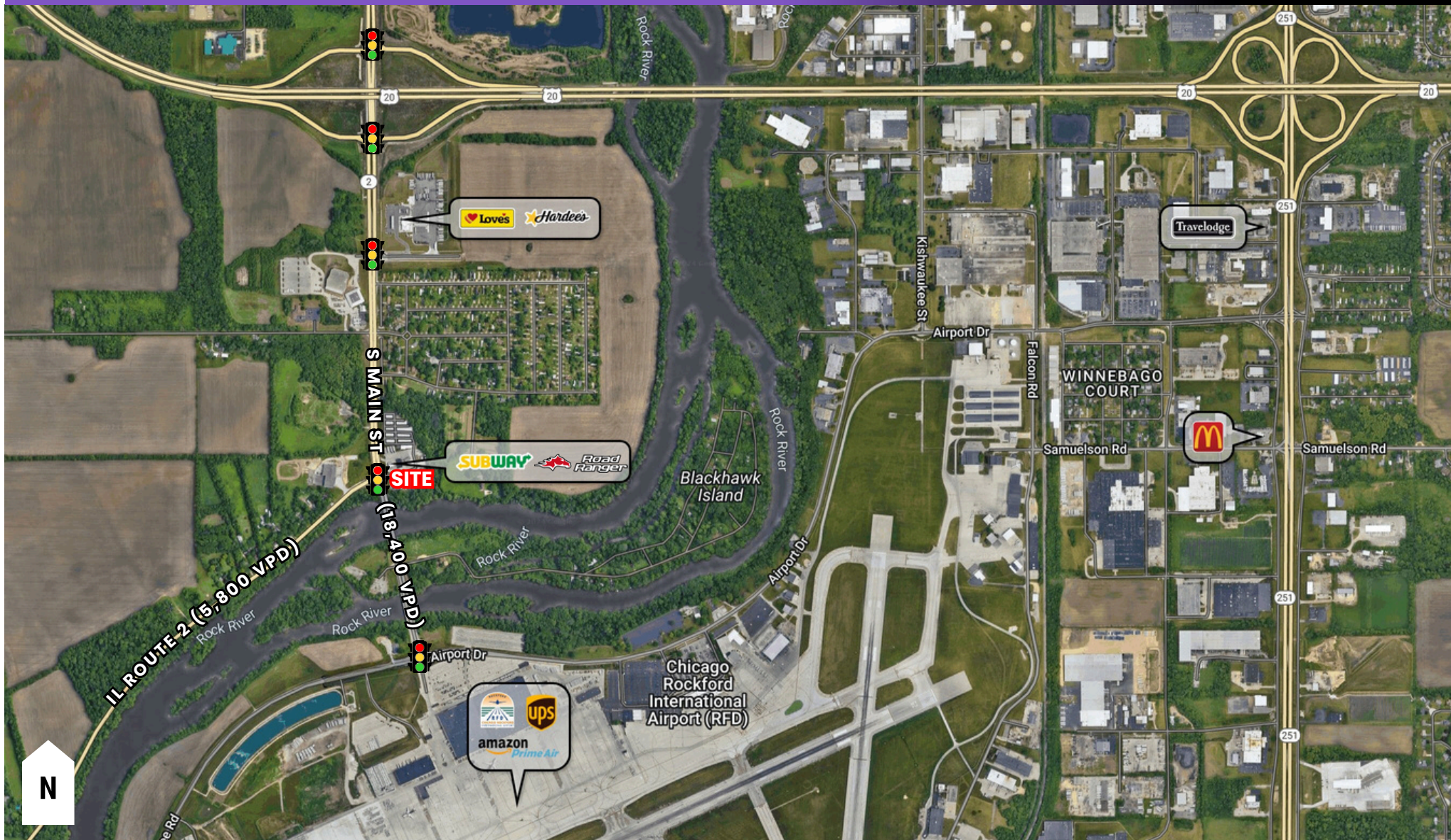
## HIGH TRAFFIC AREA - 18K VPD



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# SITE SURVEY | 5032-5064 SOUTH MAIN ST, ROCKFORD, IL 61102

## SUPERIOR VISIBILITY ON SOUTH MAIN



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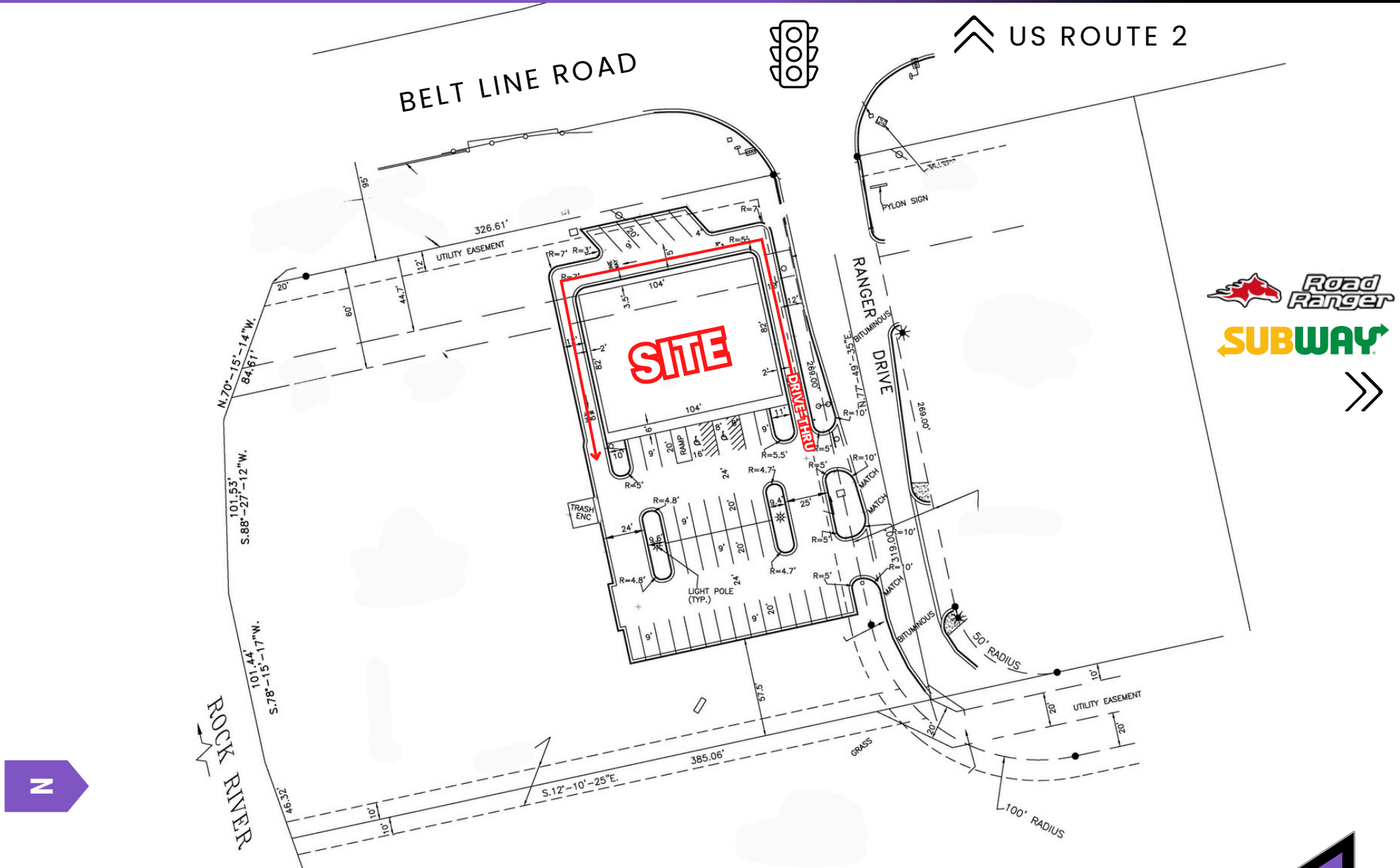
6801 Spring Creek Road, Rockford, IL 61114



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# SITE PLAN | 5032-5064 SOUTH MAIN ST, ROCKFORD, IL 61102

## CURRENT SITE PLAN



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# CURRENT FLOOR PLAN

