



280 North Phelps Avenue, Rockford, IL 61108

\$12/SF/YR

\$1/SF/MO

280 North Phelps Avenue Unit C

Retail | Single tenant | 1,450 SqFt



Kevin Blackler
IL IL07
815.242.7352

Listing Added: 07/05/2026
Listing Updated: 07/21/2026

 Company logo



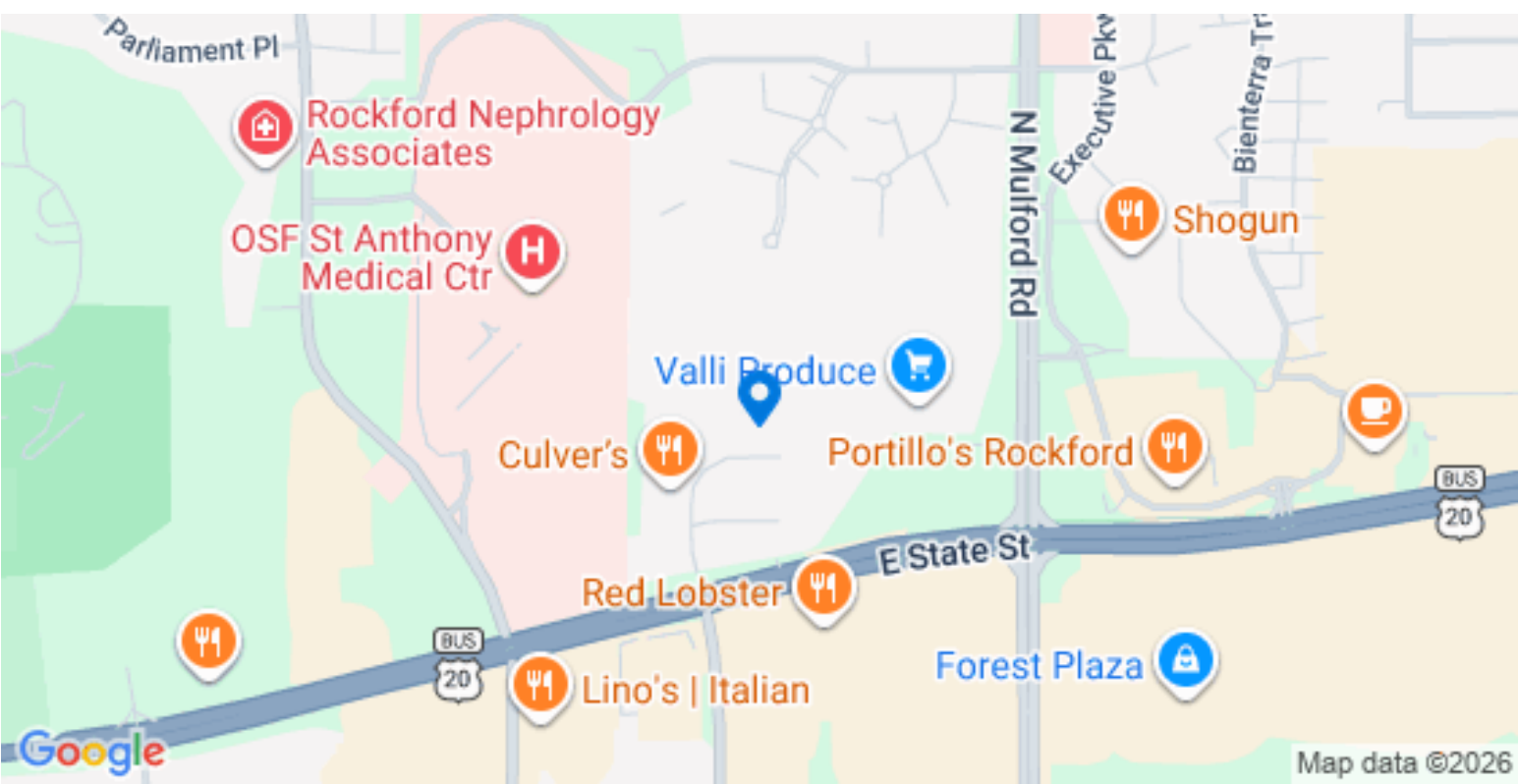
Building Details

Property Type	Retail, Office, Special Purpose	Tenancy	Single
Total Building SqFt	1,450	Class	C
Year Built	1995	Elevators	No
Zoning	C3	County	Winnebago County

Building Description

High-visibility retail storefront with full glass frontage, dedicated parking out front, and a fully self-contained layout. Move-in ready. ✨ What's here: • ~1,450 SF total • Open main floor retail space with full storefront glass and large private office. • Street-facing entrance + private back-of-house hallway • Private bathroom • Wood-look vinyl plank flooring throughout • Drop ceiling with modern track lighting + pendants • Lots of natural light • Parking right out front • Both electric and gas separately metered 🔌 Monthly costs: • \$1,700 = rent • \$50/month flat for water + garbage • Tenant's own electric meter (paid direct to ComEd) • Tenant's own gas meter for heat (paid direct to NICOR) • Internet (tenant's choice of provider) 📶 Lease: 1-year minimum, longer terms negotiable at better rates. First month + \$1,700 security. Available August 1st, 2026. Showings available now. Direct from owner — no broker fees, no runaround. Send me a brief intro to your business and we'll get you in to see it. Kevin — (815) 242-7352

Building Location (1 Location)

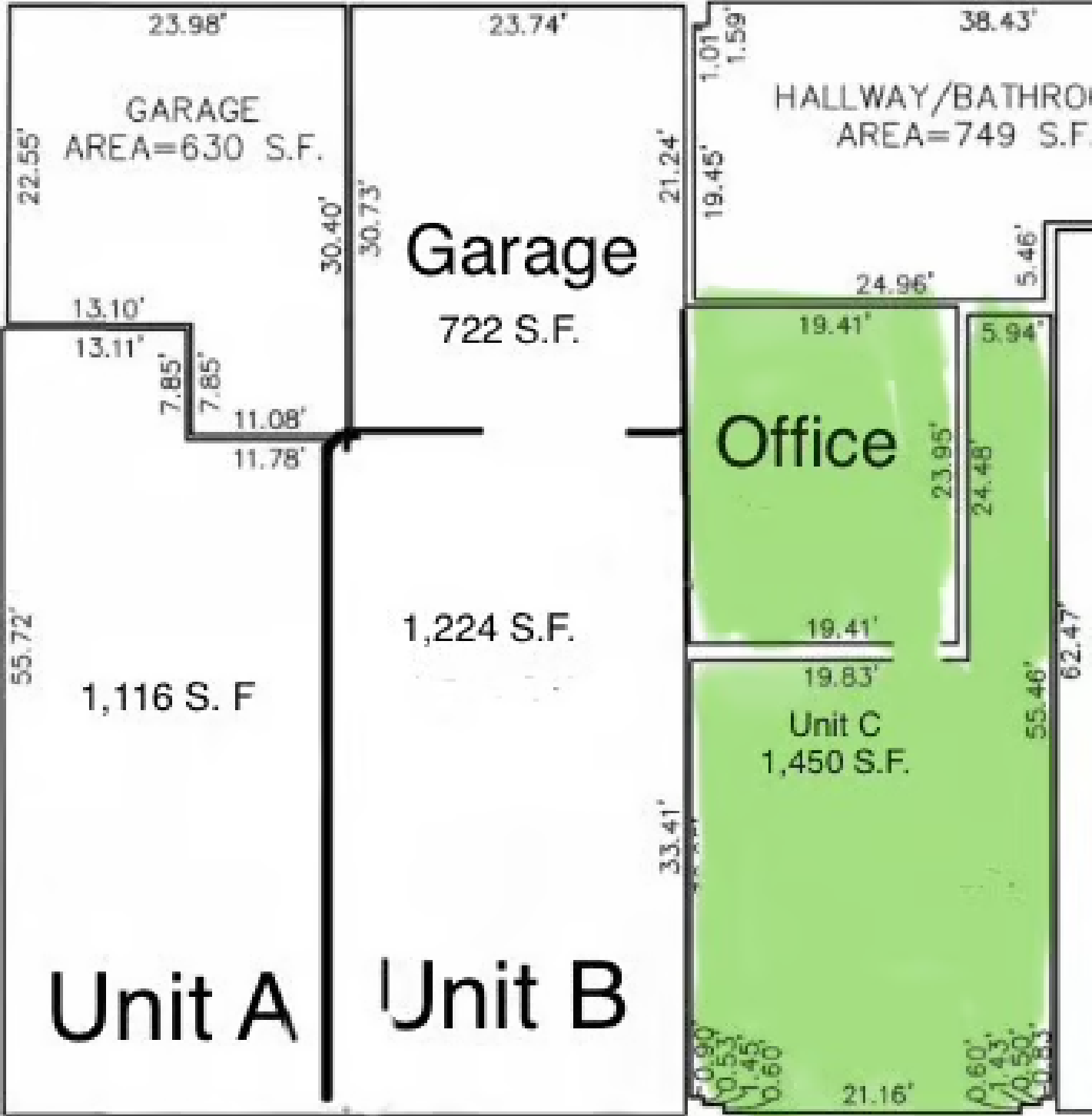


Space 1 Details

Listing Type	Direct	RSF	1,450 SF
Space Available	8/1/26	Lease Type	Modified Gross
Lease term	1-2 years	Expense Rate (Per SF/YR)	\$2
Total Rate (Per SF/YR)	\$14	Total Monthly Rent	\$1,691.57
Days on Market	15 days		



Space 1 Floorplan



Property Photos (8 photos)



Demographic Insights



Crexi Intelligence provides the contextual data you need

Instantly see critical demographics

Subscribe to see demographic trends including income, age demographics, and more within 1-, 3-, and 5-miles of your property of interest.



1 mile

3 miles

5 miles

Population

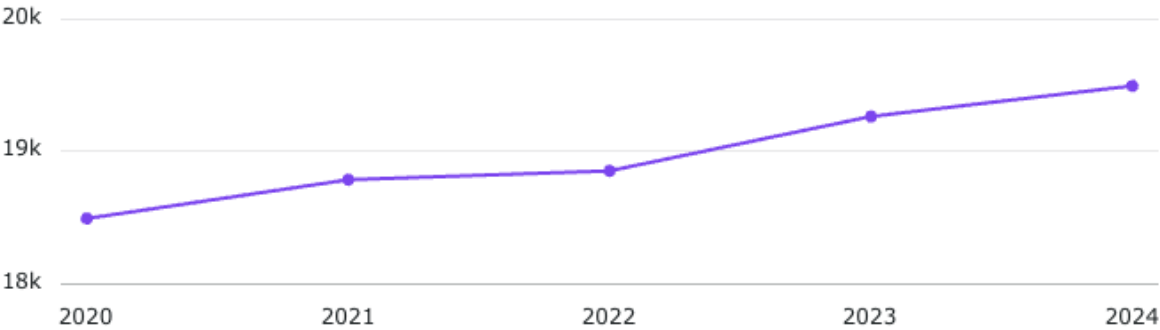
19.5k

↑ 1%

Compared to 19.3k in 2023

↑ 5%

Compared to 18.5k in 2020



Household Income

\$79k

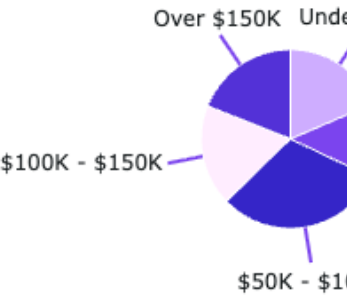
Median Income

\$74.3k

2029 Estimate

↓ 6%

Growth Rate



Age Demographics

44

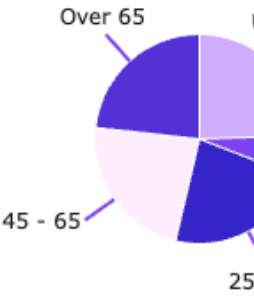
Median Age

43

2029 Estimate

↓ 2%

Growth Rate



Number of Employees

16k

Top Employment Categories

Finance and insurance, and real estate, an...

Construction

Other services, except public administration

Public administration

Information

Wholesale trade

Agriculture

Housing Occupancy Ratio

41:1

17:1 predicted
by 2029

Occupied

Vacant



Renter to Homeowner Ratio

1:3

1:1 predicted
by 2029

Renters

Homeowner

