

Springfield Corners

State Street & Springfield Avenue, Rockford, IL



45 ACRES
CITY-OWNED
\$1,800,000

School Street

West State St
Business 20

Springfield Avenue Bypass US 20

US 20

Springfield Corners

OPPORTUNITY LOCATION



229,815 POPULATION WITHIN 10 MILES
87,936 POPULATION WITHIN 10 MINUTES



CITY - OWNED LAND



12,011 DAILY VEHICLE COUNT - SPRINGFIELD AVE
9,480 DAILY VEHICLE COUNT - W STATE ST



TIF DISTRICT



25,000 DAILY VIEWER IMPRESSIONS
9 MILLION ANNUAL VIEWER IMPRESSIONS



ENTERPRISE ZONE



NEARBY LARGE EMPLOYERS
8,000 EMPLOYEES CHICAGO ROCKFORD
INTERNATIONAL AIRPORT
1,100 EMPLOYEES LOWE'S DISTRIBUTION CENTER



UNDERSERVED AREA
EDGE CREDITS

COMMERCIALLY ZONED
UTILITIES AT SITE

PARCELS - 11-20-203-001, 11-20-204-001, 11-20-201-008,
11-20-202-001, 11-20-227-001, 11-20-227-002

Springfield Corners

OPPPORTUNITY LOCATION



Springfield Corners

