

LEASE

Whitehouse Plaza

300-320 N. ALPINE ROAD

Rockford, IL 61107

PRESENTED BY:

KAREN KULCZYCKI,
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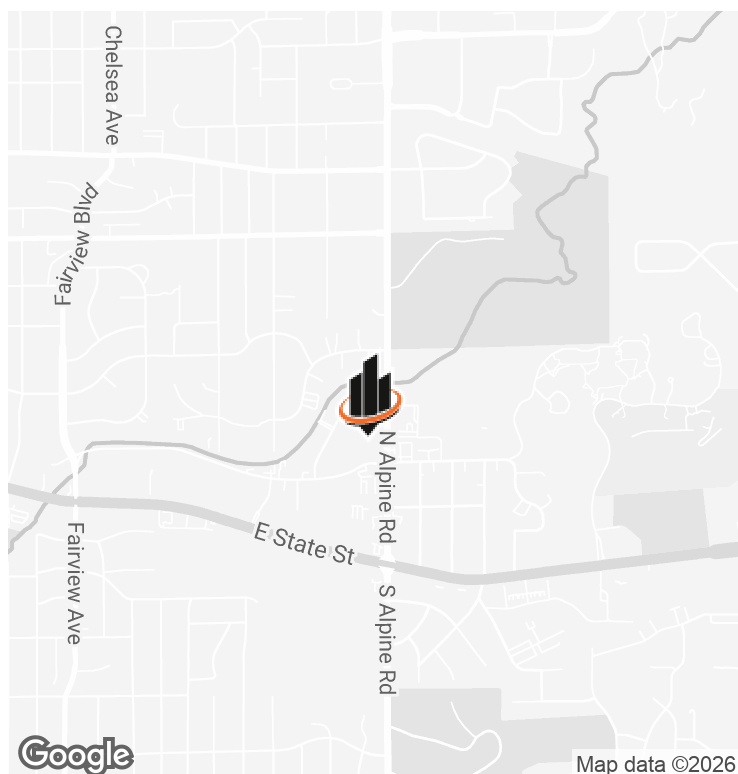
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 - 25.71 SF/yr (MG; Gross; NNN)
BUILDING SIZE:	56,000 SF
AVAILABLE SF:	200 - 7,600 SF
LOT SIZE:	2.29 Acres
YEAR BUILT:	1980
ZONING:	C2
MARKET:	Chicago
SUBMARKET:	Upper Northwest

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present Whitehouse Plaza, located at 300-320 N. Alpine Road in Rockford, Illinois. Established neighborhood center located on highly visible Alpine Road. Various Retail or Office Units available with various configurations. The Plaza is located at a signalized intersection with plenty of parking and monument signage available.

PROPERTY HIGHLIGHTS

- Various Units Available
- Open Concept
- Private Restrooms
- Large Windows and Exposure
- Signage

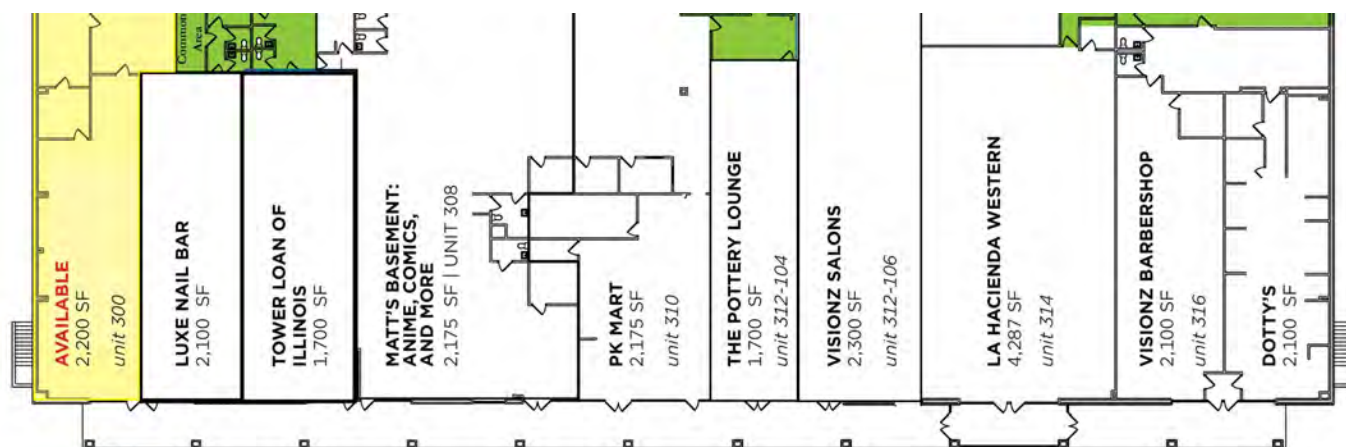
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG; Gross; NNN	LEASE TERM:	36 months
TOTAL SPACE:	200 - 7,600 SF	LEASE RATE:	\$14 - \$25.71 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
300	Available	2,200 SF	NNN	\$14.00 SF/yr	+/- 2,200 SF Retail Use Open Concept Separate Office Storage Rooms 2 Restrooms High Ceiling Signage
T100	Available	1,476 SF	Modified Gross	\$14.00 SF/yr	+/- 1,476 SF Executive Office 5 Offices Lobby Storage Breakroom Private Entry
T105	Available	1,100 SF	Modified Gross	\$14.00 SF/yr	+/- 1,100 SF Office Unit Available 3 Office Units Lobby and Storage Private Entry
T120-A	Available	300 SF	Gross	\$600 per month	Individual Salon Suite

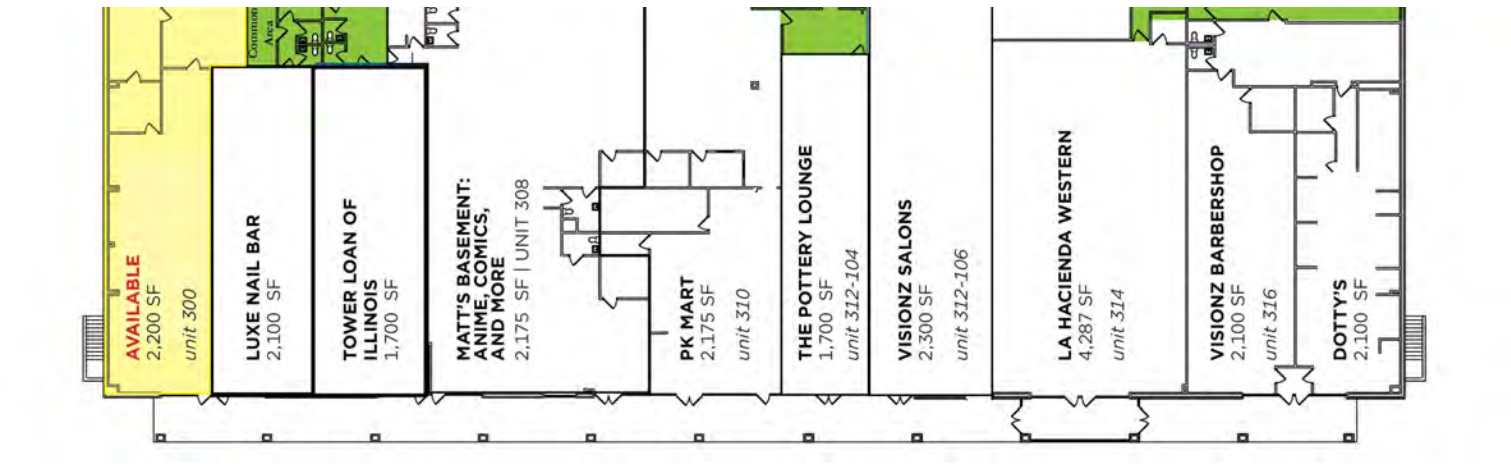
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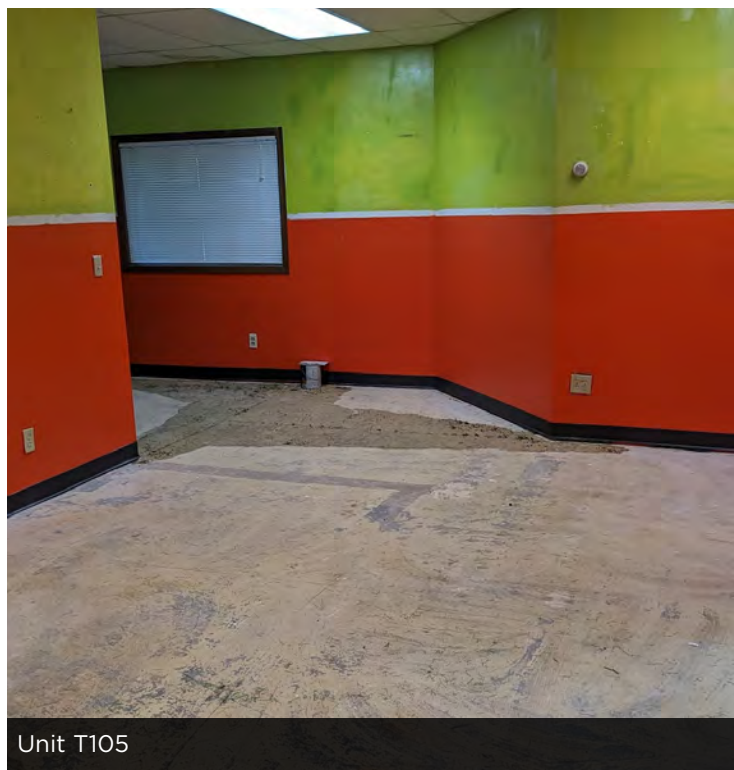
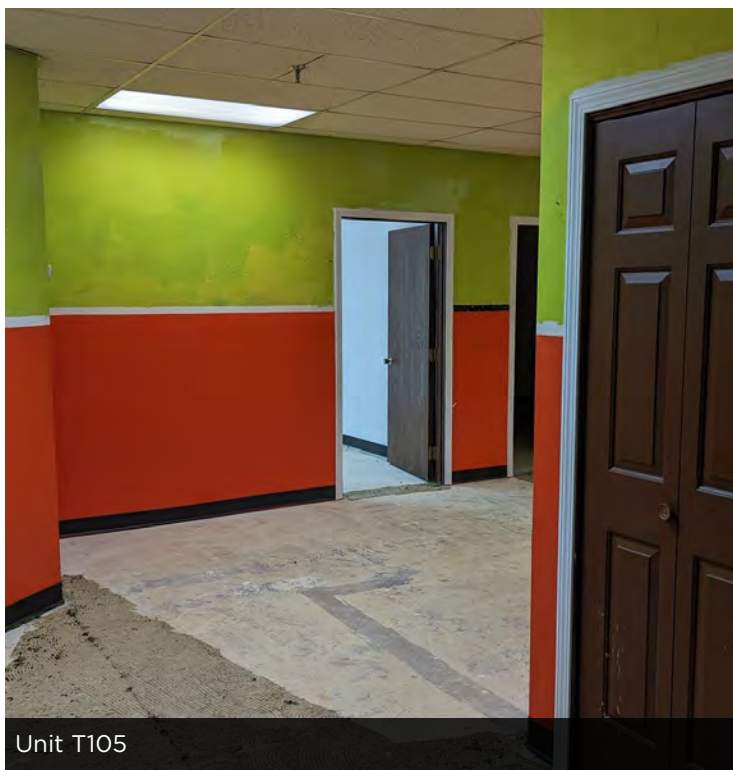
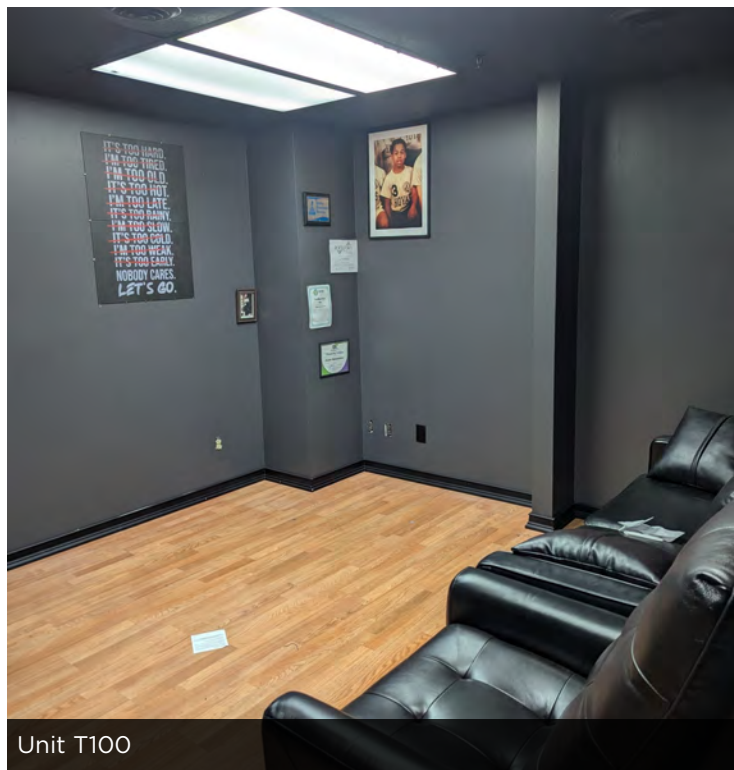
LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
T120-C	Available	275 SF	Gross	\$575 per month	Individual Salon Suite
T120-G	Available	350 SF	Gross	\$750 per month	Individual Salon Suite
T120-I	Available	200 SF	Gross	\$425 per month	Individual Salon Suite
T206 & 208	Available	1,900 SF	Modified Gross	\$14.00 SF/yr	+/- 1,900 SF Unit Open Concept Divisible Private Entry Storage
T300	Available	7,600 SF	Modified Gross	\$14.00 SF/yr	Storage or Retail Use Former Thrift Store Private Entry Drive-in Door

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UNIT PHOTOS: T100 +/-1,476 SF & UNIT T105 +/- 1,100 SF



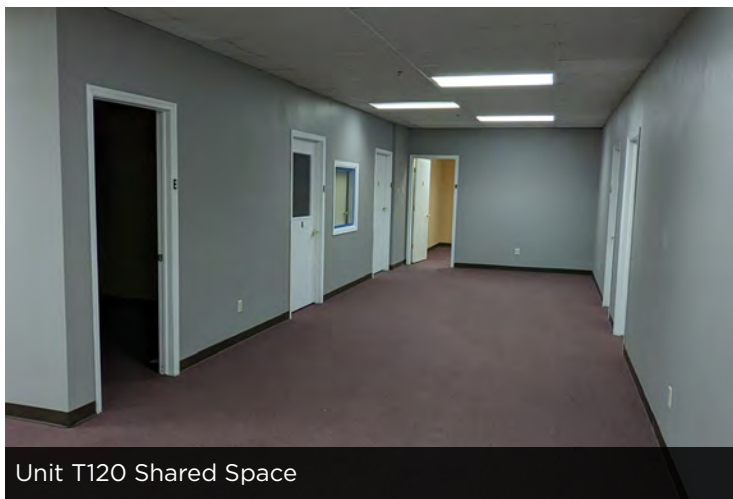
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UNIT PHOTOS: UNIT T120 SALON SUITES



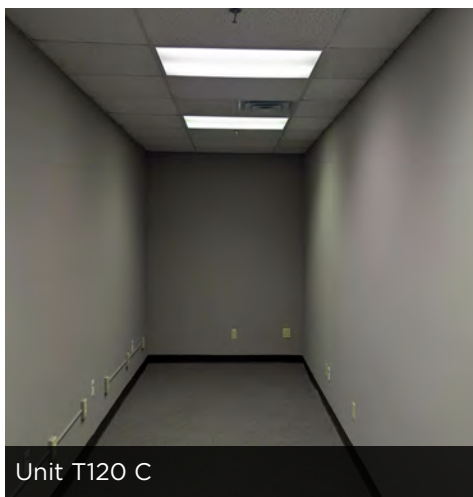
Unit T120 Shared Space



Unit T120- D Open Concept



Unit T120 A



Unit T120 C



Unit T120 G



Unit T120 I



Exterior

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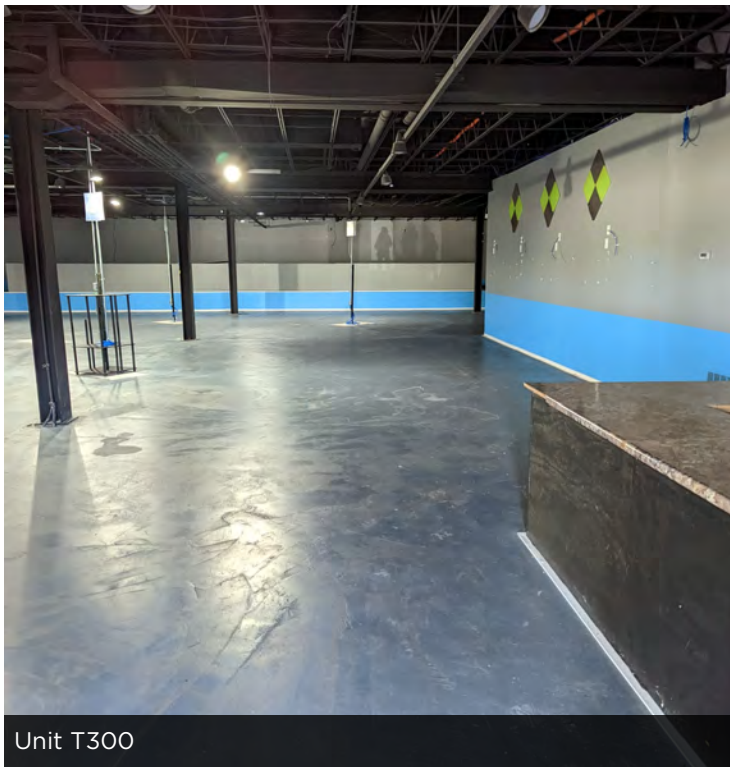
UNIT PHOTOS: T206/208 +/- 1,900 SF AND T300



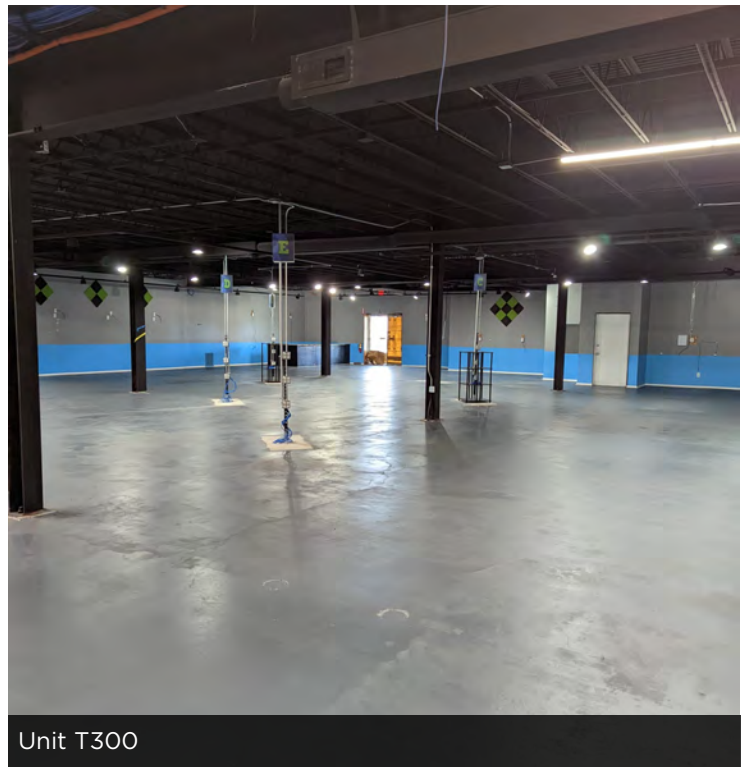
Unit T206/208



Unit T206/208



Unit T300



Unit T300

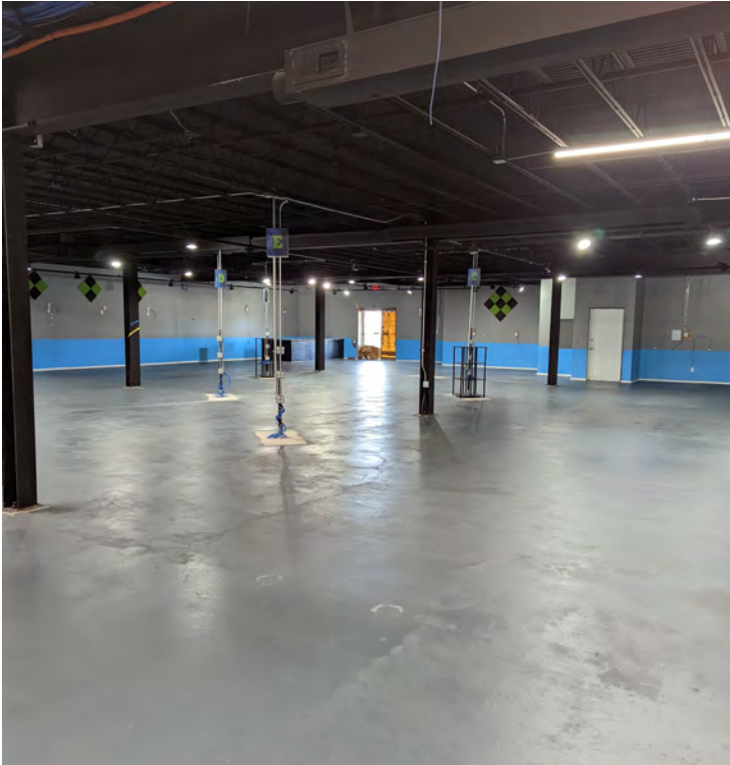
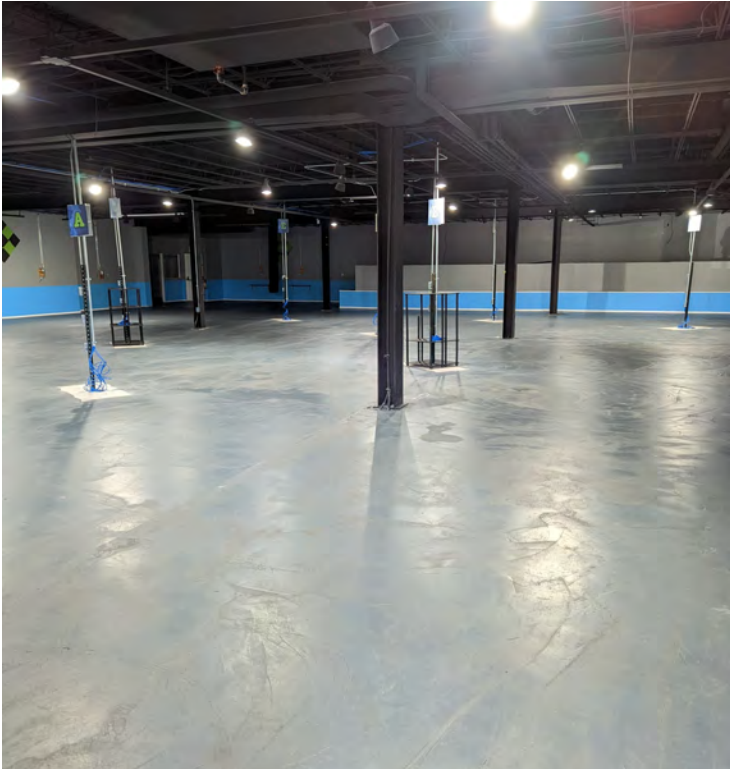
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UNIT PHOTOS: T300 +/-7,600 SF WITH DRIVE IN DOOR



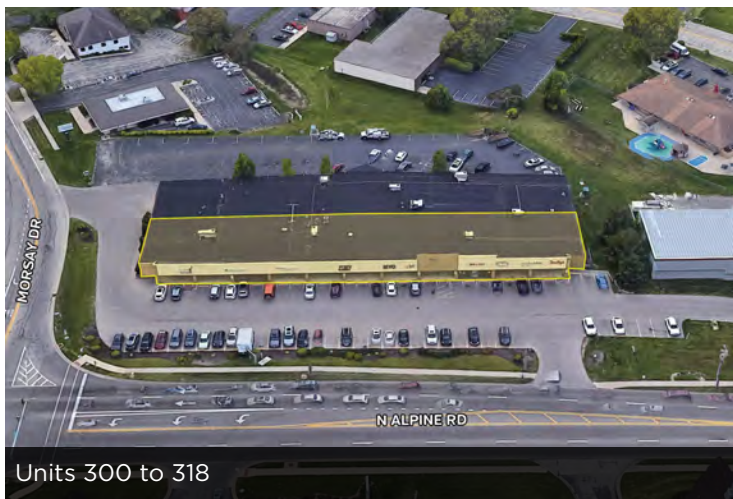
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EXTERIOR PHOTOS



Units 300 to 318



Units T100 to T300



Signage



Facade Signage



Units T100 to T300



Units T100 to T300

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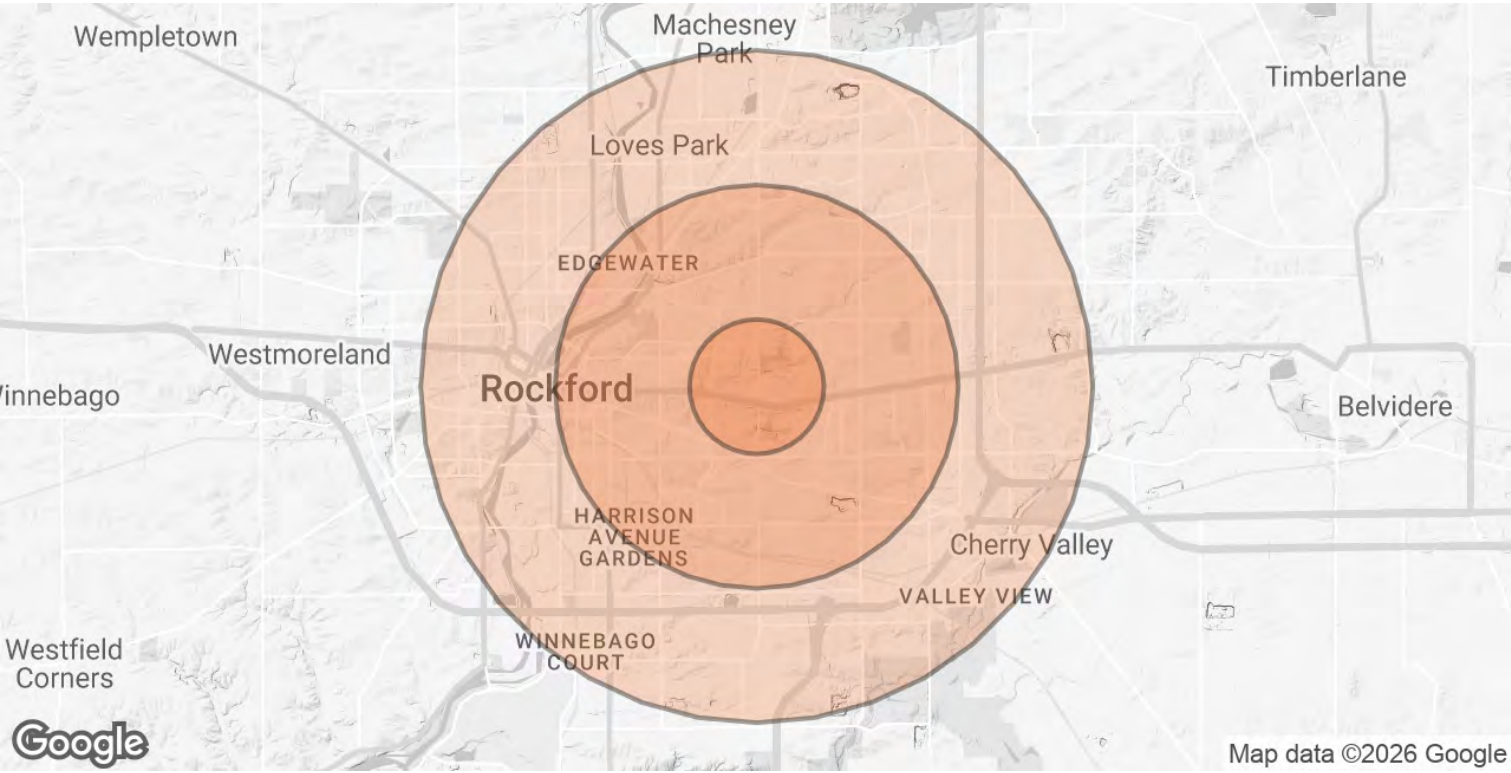
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The map displays a commercial district with the following features:

- Central Location:** A yellow star marks the 'SITE' at the intersection of E State St and S Alpine Rd, with a traffic volume of 2,950 VPD.
- North:** Guilford Rd runs north-south, with a traffic volume of 21,200 VPD indicated. Businesses along this corridor include Popeyes, Wing Stop, Just Tires, Metro by T-Mobile, Dollar General, Taco Bell, Subway, Cubesmart, Domino's Pizza, The Salvation Army, Carpetland USA, Mobil, Enterprise, KIA, Ford, Alpine Inn, and Motel 6.
- East:** E State St runs east-west, with a traffic volume of 21,300 VPD indicated. Businesses along this corridor include CVS pharmacy, AutoZone, Villa di Roma Pizzeria, Midas, Dunkin' Family, McDonald's, Goodwill, Forest City Church, Rockford Career College, Great Clips, BMO Harris Bank, Baskin Robbins, and My Home.
- South:** Charles St runs east-west, with a traffic volume of 21,300 VPD indicated.
- Other Features:** The map includes Fairview Blvd, Guilford Rd, and the Mauh-Nah-Tee-See Club.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,038	84,288	178,794
AVERAGE AGE	42.8	40.9	39.3
AVERAGE AGE (MALE)	42.4	39.3	37.7
AVERAGE AGE (FEMALE)	43.7	42.4	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,818	35,116	74,733
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$85,141	\$80,323	\$74,443
AVERAGE HOUSE VALUE	\$140,213	\$148,500	\$141,977

2023 American Community Survey (ACS)

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