

LEASE

Whitehouse Plaza

300-320 N. ALPINE ROAD

Rockford, IL 61107

PRESENTED BY:

**KAREN KULCZYCKI,
CCIM, SIOR**

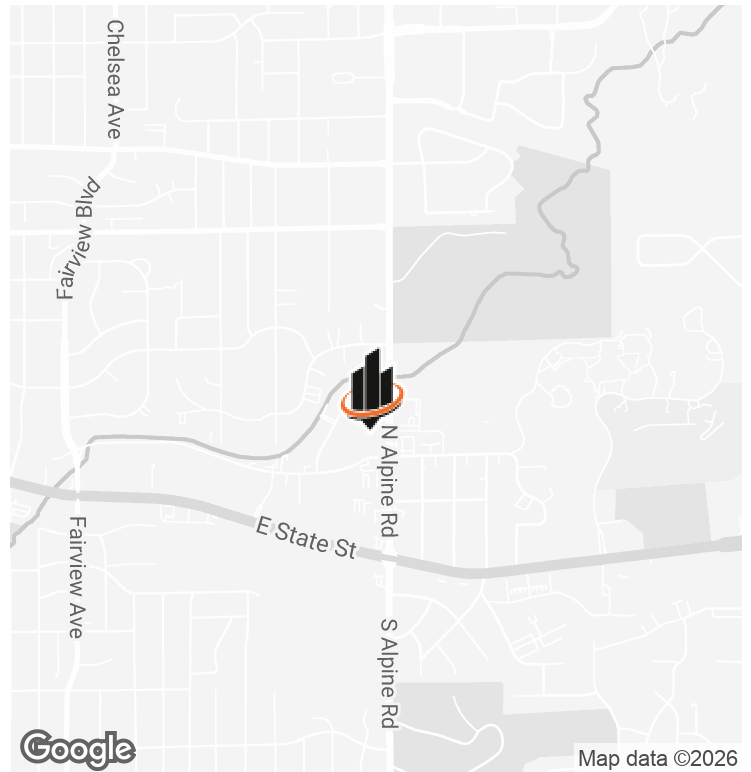
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 - 25.71 SF/yr (MG; Gross)
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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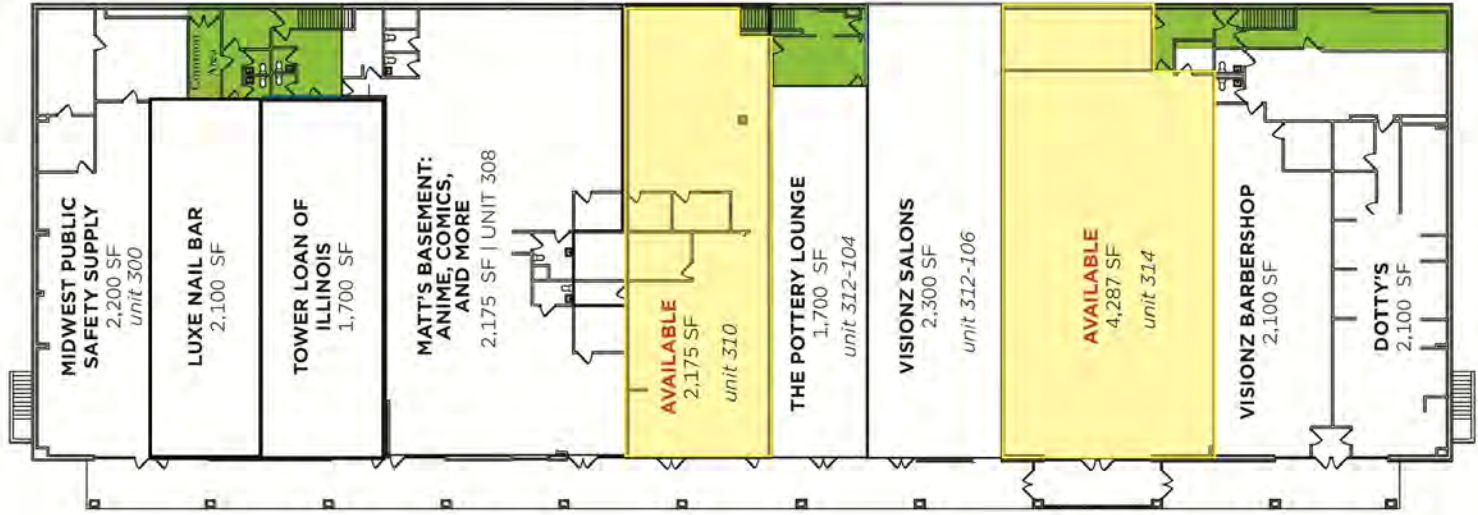
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LEASE SPACES

300-320 N ALPINE RD | ROCKFORD



LEASE INFORMATION

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

AVAILABLE SPACES

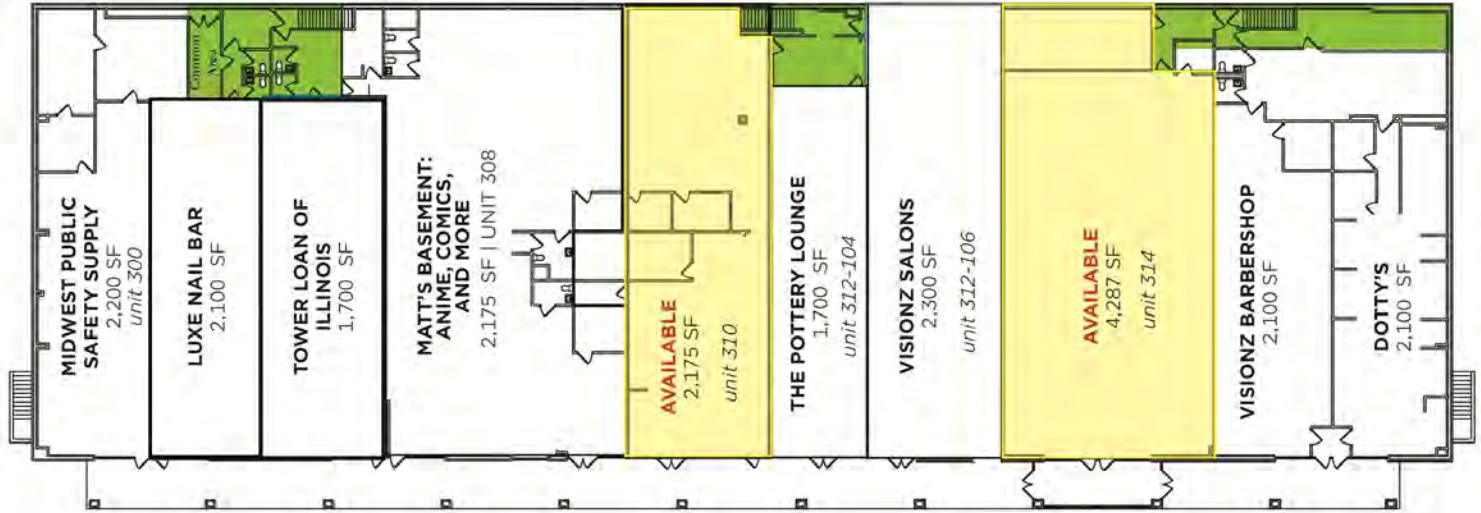
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
310	Available	2,175 SF	Modified Gross	\$14.00 SF/yr	2175 SF Retail Use Open Concept Separate Office Storage Area Private restroom High Ceiling Signage
314	Available	4,287 - 6,352 SF	Modified Gross	\$14.00 SF/yr	Retail Use Open Concept Back Office Storage Private Restroom 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

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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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
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

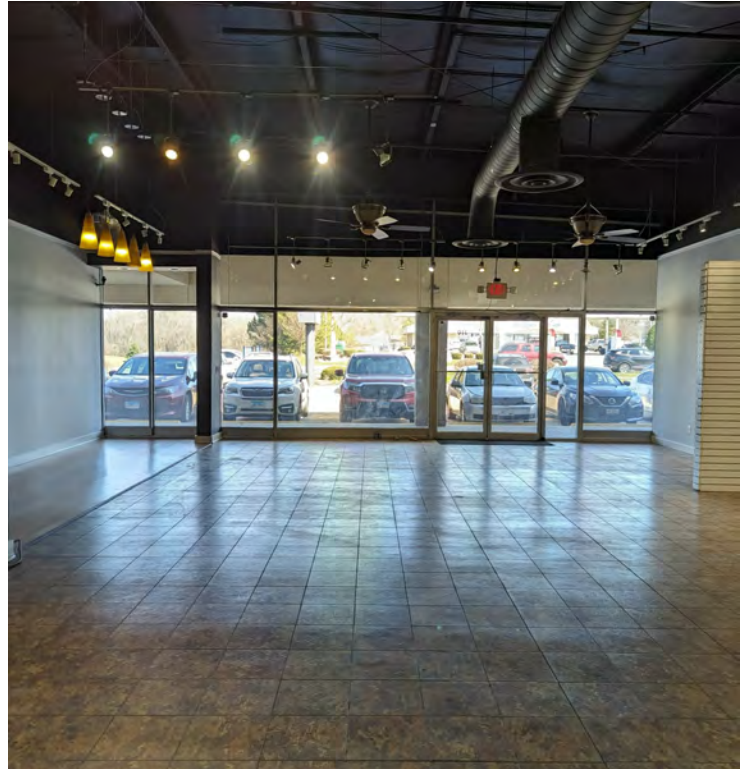
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UNIT 310 | 2,175 SF



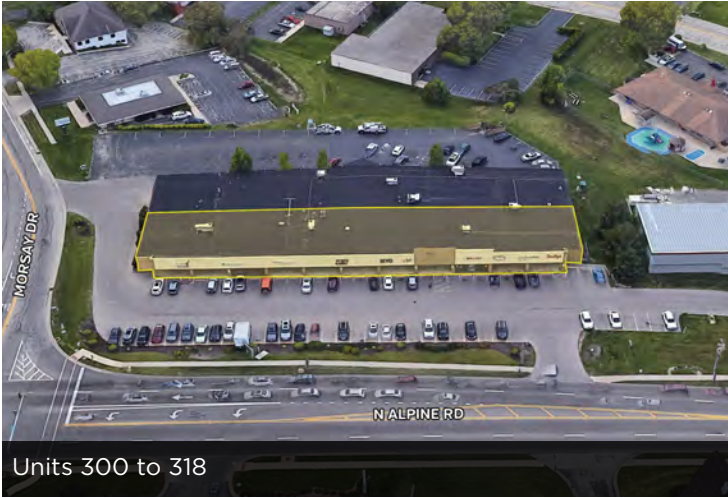
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EXTERIOR PHOTOS



Units 300 to 318



Units T100 to T300



Signage



Facade Signage



Units T100 to T300



Units T100 to T300

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RETAIL AERIAL



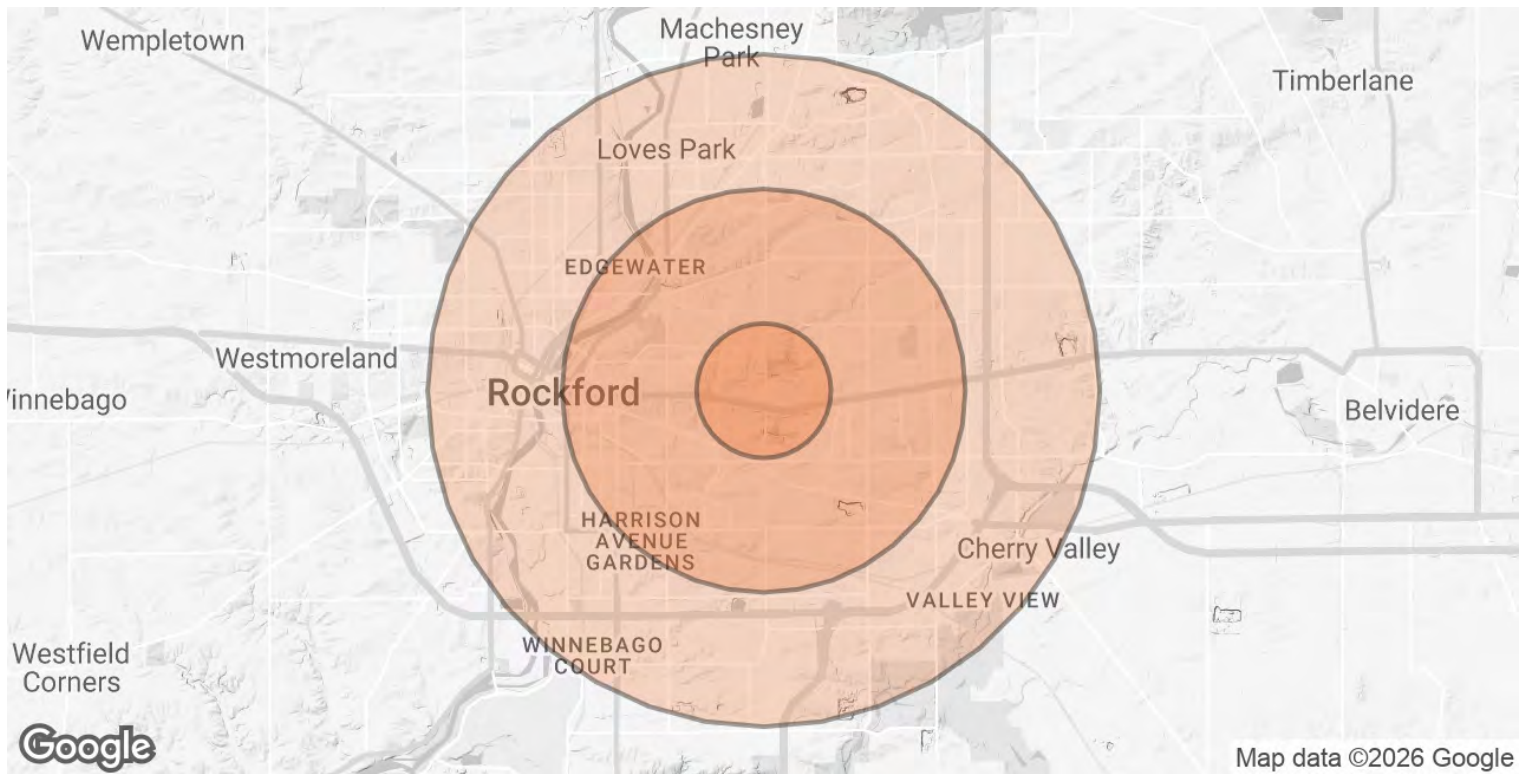
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,013	86,084	175,262
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,587	35,750	72,870
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$85,957	\$76,211	\$72,710
AVERAGE HOUSE VALUE	\$163,937	\$156,526	\$151,383

2020 American Community Survey (ACS)

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