

1516 Lyford Rd Rockford, IL



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OPPORTUNITY LOCATION



168,864 POPULATION WITHIN 15 MINUTES
280,263 POPULATION WITHIN 10 MILES



CITY - OWNED LAND



70,202 I-90 DAILY VEHICLE COUNT
31,314 STATE ST DAILY VEHICLE COUNT



ENTERPRISE ZONE



52,242 DAILY IMPRESSIONS ON STATE ST
19 MILLION ANNUAL IMPRESSIONS ON STATE ST



HARD ROCK CASINO ROCKFORD
W/IN 1 MILE

COMMERCIALLY ZONED

RE-ZONE FOR RESIDENTIAL & INDUSTRIAL
UTILITIES AT SITE

PARCEL - 12-14-426-006

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FANTASTIC LOCATION



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