

OFFICE SPACE AVAILABLE

7180 SPRING BROOK ROAD
ROCKFORD, IL 61114

FOR LEASE: 6,942-40,964 SF



Property Information

- High traffic area - over 23,000 VPD pass through Spring Brook and Perryville Roads
- Located in the heart of Rockford's office corridor
- Close proximity to I-90, I-39, and Route 20
- 14 miles from Chicago-Rockford International Airport
- Rock Valley College located 1 mile west
- 634 parking spaces/7.29 ratio

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,163	\$164,540	320
3 Miles:	39,933	\$120,079	1,581
5 Miles:	105,075	\$110,304	4,099

AERIAL | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

HIGH TRAFFIC AREA - 23K VPD



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

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815-229-3000

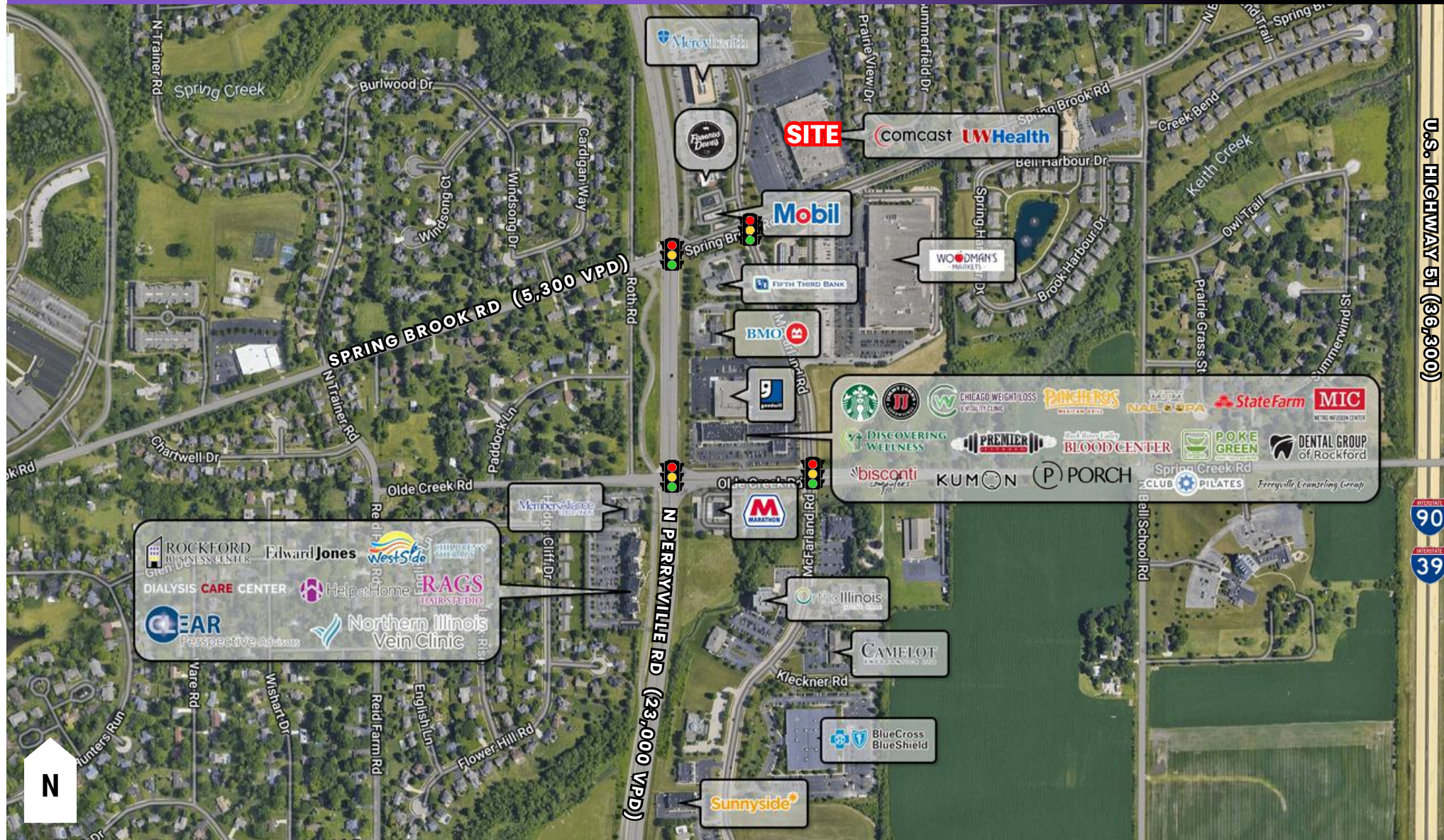
leasing@firstmidwestgroup.com

6801 Spring Creek Road, Rockford, IL 61114

First Midwest Group

SITE SURVEY | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

SITUATED BY TRAFFIC SIGNAL



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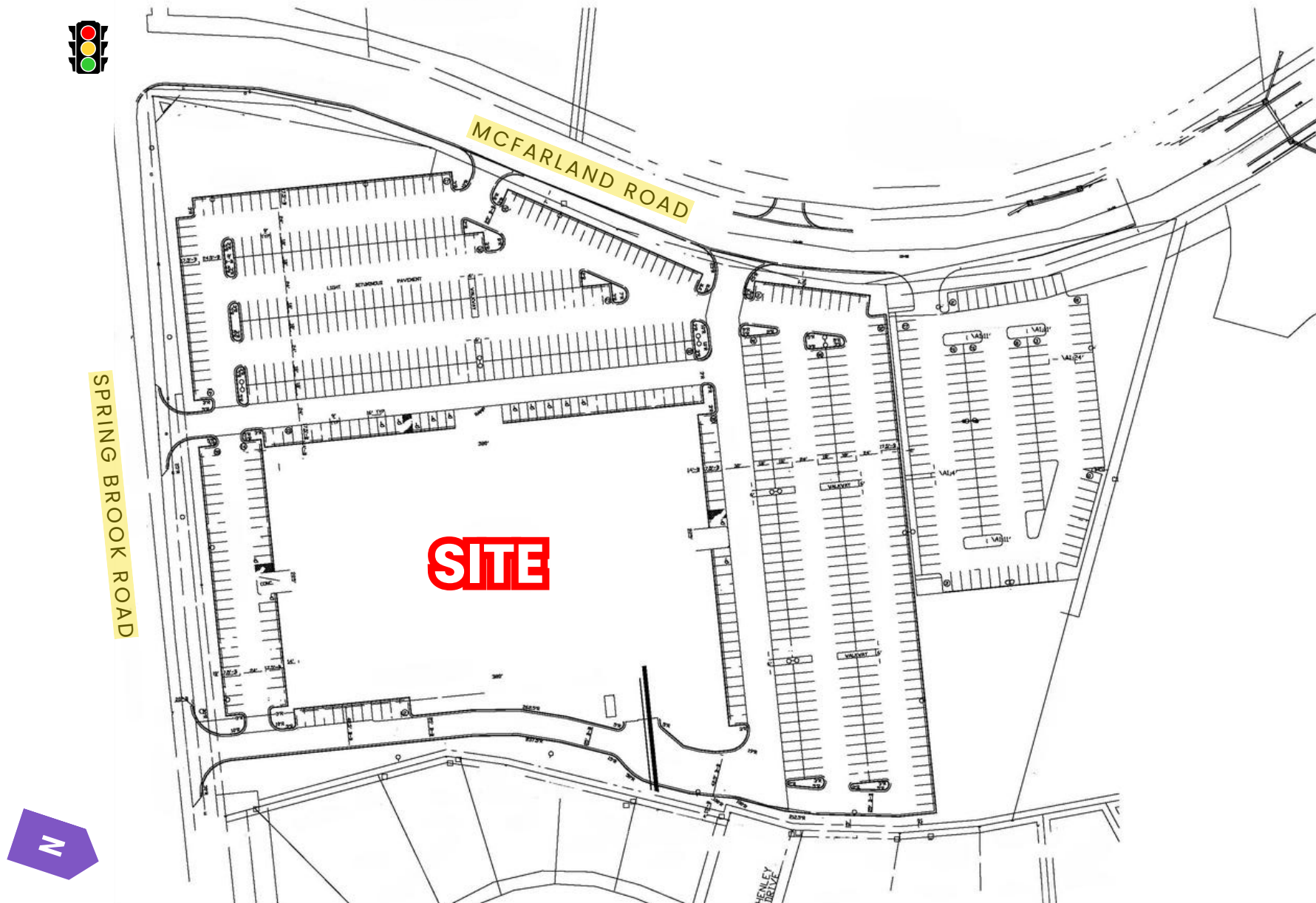
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SITE PLAN | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

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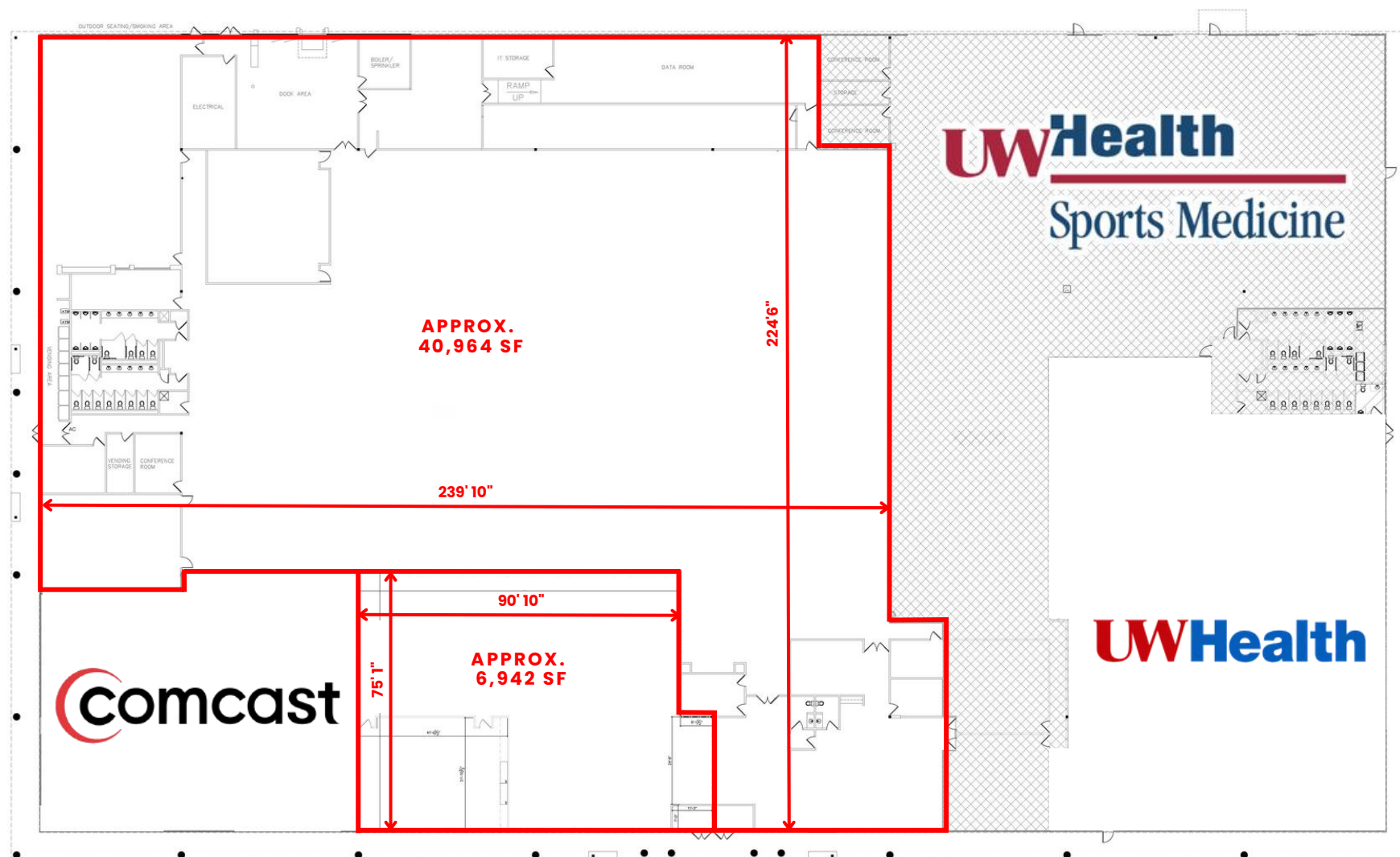
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FLOOR PLAN | 7180 SPRING BROOK ROAD, ROCKFORD, IL 61114

CAN COMBINE 6,942 & 40,964 SF



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