

FLEX SPACE AVAILABLE

8445 CHANDAN DRIVE
ROCKFORD, IL 61108

FOR LEASE – 50,000 SF



Property Information

- Approximately 50,000 SF
- 0.8 Miles from I-90 / US Business 20 Interchange (over 69,000 VPD)
- Located next to Rockfords AMC Movie Theater with over 240,000 visits per year
- Roughly 17,000 VPD pass the site
- Signage opportunities
- Superior visibility along the busiest street in the Rockford area

Demographics

	Population	Average Household Income	Businesses
1 Mile:	1,947	\$96,188	119
3 Miles:	21,783	\$114,291	1,373
5 Miles:	85,151	\$113,860	3,490

AERIAL | 8445 CHANDAN DRIVE ROCKFORD, IL 61108

SUPERIOR VISIBILITY FROM E. STATE ST.



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 8445 CHANDAN DRIVE ROCKFORD, IL 61108

CURRENT SITE PLAN: APPROX. 50,000 SF

